



BOXLEY PARISH COUNCIL
www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU
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Clerk Mrs Pauline Bowdery **Assistant Clerk** Mrs Melanie Fooks

A G E N D A

To All Members of the Council, Press and Public

There will be a meeting of the **Environment Committee** on **Monday 13 March 2017 at Beechen Hall, Wildfell Close, Walderslade ME5 9RU** commencing at 7:30 pm when it is proposed to transact the following business:

- 1 **Apologies and absences** (7.30)
To receive and accept apologies for absence.
- 2 **Declaration of Interests, Dispensations, Predetermination or Lobbying** (7.31)
Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.
- 3 **Minutes of the Meetings of 13th & 23rd February - DECISION** (7.33)
To consider the minutes of the meetings and if in order to sign as a true record (previously circulated).

To adjourn to allow members of the public to address the meeting (7.35)

4. **Matters Arising from the Minutes** (7.45)
 - 4.1 Minute 2955/4.1 Inconsiderate parking Provender Way, yellow lines. Awaiting response from County Councillor Carter.
 - 4.2 Minute 2955/4.2 Grovewood Drive South yellow lines. Awaiting response from County Councillor Carter.
 - 4.3 Minute 2955/4.3. Land to the rear of Tesco Grove Green. Parish office is still attempting to locate the owners.
 - 4.4 Minute 2955/4.5 Development Wildfell Close. The planning officer has requested information on drainage and it is not yet clear when this application will be submitted to the MBC Planning Committee.
 - 4.5 Minute 2955/4.6. Grovewood Drive North Crossing facility. The resident has informed the office that she will soon be submitting the petition.
 - 4.6 Minute 2955/4.7. Parking at Grovewood Drive North, Shepherd's Gate Drive etc. Awaiting response from County Councillor Carter.
 - 4.7 Minute 2955/4.8 Grounds Maintenance, identification of potential contractor. Various contractors have been identified and action will be taken to contact them all for quotations.
 - 4.8 Minute 2955/4.9 Tonbridge and Malling BC Local Plan. See report (page 3).
 - 4.9 Minute 2957/7.1 Highway report supplied to County Councillor Paul Carter. Response not yet received.
 - 4.10 Minute 2958/12 Co-mingled bin The Spinney. MBC was approached with a request for a bin to be installed.
 - 4.11 Any other matters arising from the minutes not on the agenda.
5. **Planning Applications for Consideration - DECISION** (7.50)
To receive and decide on responses to planning applications. See reports (page 4).
17/500388/FULL The Maidstone Studios Vinters Business Park New Cut Road Maidstone.

17/500951/FULL 1A and 1B Vineholme Forstal Road.
17/500979/FULL Sandhurst Grove Green Road Weaving.
17/501066/TPO 23 Silver Tree Close Walderslade.

KCC/MA/0049/2017 Planning application for use as Non-Hazardous Waste Recovery Facility at Cleansing Service Group Ltd, Cobtree House, Forstal Road. Plans can be found at www.kent.gov.uk/viewapplications. This application falls to the determination of KCC.

6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.00)
Update on decisions, See report (pages 4).
7. **Highways and Byways - DECISION** (8:05)
7.1 Maidstone Joint Transport Board. See report (page 4).
8. **Grounds Maintenance - INFORMATION** (8.15)
Litter picking, Springclean work and maintenance. See report (page 4).
9. **Highway projects** (8.20)
To consider the priority of known highway issues. See report (page 4- 5) & enclosures.
10. **Policy and Procedures - REVIEW** (8.40)
10.1 Sale of Public Land (review). See report (pages 4-5).
11. **Members Reports** (8.45)
To receive any reports or notification of issues from members.
11.1 Maidstone KALC Ancient Woodlands. To receive a report from the representatives on whether this was discussed at the last meeting.
12. **2017/2018 Budget Project.** (8.52)
To consider/agree the cost of installing a seat at Timber Tops Play Area. See report (page 5)
13. **Volunteer Groups - INFORMATION** (8.55)
To receive reports.
14. **Matters for Information - INFORMATION** (9.05)
To receive any information.
15. **Next Meeting** (9.06)
Next Environment Committee meeting 10 April 2017 at Beechen Hall commencing at 7:30pm.
Items for the agenda must be with the parish office no later than 3rd April.

In view of the confidential nature (personal details and data) on the Enforcement item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.

16. **Enforcement and Section 106 updates from MBC** (9.07)
To receive any update on issues.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 6 March 2017

In accordance with policy the meeting should close no later than 9:30pm but the Chairman has devolved powers to extend it by 30 minutes.

Items to be returned to agenda: Minute 2932/8.1 Flooding and the raised cushion outside of Kings Arms, Boxley Village. September 2017 Maidstone Studios and parking issues due to Christmas Shows. April 2017 (and then every 3 months MBC TPO for Cowbeck Wood etc.

Legislation allows for meetings to be recorded by anyone attending. Persons intending to record or who have concerns about being recorded should please speak to the Clerk.

Supporting agenda papers for the Environment Committee Meeting 13 March 2017. The Chairman will assume that these have been read prior to the meeting. Councillors wishing to suggest changes to any policy or procedure document in this agenda should notify the office, in writing, at least three working days in advance of the meeting to allow details to be circulated at the meeting (or in advance if particularly contentious).

Item 4 Matters Arising From the Minutes

4.8 Tonbridge and Malling BC Local Plan. The consultation timetable has been changed and it now looks like T&MBC will be consulting in the Autumn. The Clerk will arrange to check the new deadlines when they are published and will bring the item back to the committee. **Action: Clerk.**

Item 5 Planning Applications for Consideration - DECISION

Ratification

17/500388/FULL/ANJO Minor material amendment (variation of condition 2 drawing numbers) of planning permission 14/500290/FULL (Demolition of a number of disused temporary structures associated with Maidstone Studios and erection of 77 dwellings together with access, parking, garaging, landscaping and ancillary works on land to east of Maidstone Studios) - to introduce a 0.5 storey increase in height to 28 of the dwellings within the approved scheme. The Maidstone Studios Vinters Business Park New Cut Road Maidstone Kent. Deadline 1 March 2017.

Clerk's note: The planning officer has confirmed that the amended planning application was for 19 properties, 13 had an additional bedroom and 6 just had changes to layout. To ratify Clerk's decision, after consulting with committee members.

Wish to see refused and reported to the Planning Committee.

This proposed amendment to the original planning application will result in a fundamental change to the balance of properties on the development. 13 x 3 bed dwellings will now convert to 4 x bed units so despite what the Persimmon letter, dated 23 February, states there will be an addition of at least 13 additional bedrooms.

The 2014 planning application originally had 145 vehicle spaces with 14 visitor spaces. Visitor spaces, at the request of KCC, were increased to 20. A study of the plot layout and car parking shows that allocated visitor car parking spaces are tucked away and very oddly placed. Examples: 2 visitor spaces are directly opposite 2 x 3 bed houses in what could be seen as a private area and in an area serving 14 properties there are no visitor spaces.

As visitor spaces are dotted about they would be difficult to locate and it is also considered that there is an insufficient number to serve such a large development. The Kent Design Guide Review - Residential Parking recommends visitor car parking spaces at 20% (0.2 per unit) of the number of dwellings. Therefore an additional 9 spaces should be sought. The parish council considers that these additional parking spaces be placed in a dedicated visitor car park close to the main entrance, a request made by KCC Highway in 2014. Since the 2014 permission the Park & Ride at Old Sittingbourne Road has closed and whilst Maidstone Studios currently has a private arrangement to use the site, coaching ticket holders to the studios, this cannot continue for much longer. Even with this arrangement large events at the Studios do cause huge parking problems at Grove Green and this will increase as the proposed development is on the main Studio car park.

Failure to provide sufficient car parking spaces will result in on-street car parking and the design of the development provides few opportunities that do not cause problems for residents accessing and egressing junctions and their own allocated parking areas.

Decision

17/500951/FULL Construction of two semi-detached one bedroom houses with associated vehicular access and a total of 5 car parking spaces for both the existing apartments and the new dwellings. 1A And 1B Vineholme Forstal Road Aylesford Kent ME20 7AE. Deadline 22 March 2017. Clerk's note. See item 6.2.

17/501066/TPO Tree Preservation Order: Sweet Chestnut group (G1) - reduce encroaching South West branches back to rear boundary. 23 Silver Tree Close Walderslade Kent ME5 9ST. Deadline 27 March 2017

17/500979/FULL Erection of two storey side extension with internal and external alterations. Sandhurst Grove Green Road Weaving Kent ME14 5JT. Deadline 27 March 2017

Item 6 Planning Decisions, Appeals and Appeals Decisions - INFORMATION

- 6.1 Gibraltar Farm appeal. As at 01/03/2017 the Planning Inspector had still not decided on the decision.
- 6.2 16/506065 1A & 1B Vineholme Forstal Road. Erection of single storey extension to existing apartment along with 2 storey etc.
Members did not object but raised concern over parking. MBC refused on the grounds that its height and projection from the rear of the building would have a detrimental impact on the neighbouring property.
- 6.3 16/506571 The Granary, Court Lodge Farm, The Street, Boxley, outline application for one detached dwelling. Members did not object but MBC refused because a new dwelling was unsustainable and would distract from the group of converted buildings and would fail to conserve, maintain or enhance the countryside.
- 6.4 16/502179 Bethany, Boxley Road. To ratify the Clerk's decision, after consulting with committee members that the parish council would amend its response, and thus not attend the MBC Planning Committee meeting, to Do not wish to object. An amendment to the plans dealt with the parish council's main reason for objecting. The MBC minutes are not yet displayed on the Council's website.

Item 7 Highways and Byeways- INFORMATION/DECISION

Item 7.1 Maidstone Joint Transport Board. The committee's request that the Highway Report issues be placed on the next agenda has been submitted to the Committee Clerk and a response is awaited. It appears that there may be meetings arranged for 21 March and 21 April.

Item 8 Grounds Maintenance - INFORMATION

Springclean. The two KCC operatives have been working in the parish undertaking the tasks identified on the task list. MBC has also undertaken the footpath clearance between Badger Road and the Timber Tops Play Area. The plan is now to try to get the Community Payback Service to work in the parish and maintain/improve areas.

Community Payback Service. Still no response received to the meeting and submission of documents however the Clerk was warned that there would be a delay in getting back to the parish council.

Volunteer litter picking. The parish office was unsuccessful in attracting any volunteers to arrange a large litter picking event. However, the residents who undertake volunteer litter picking have been out and about. The Environment Committee had purchased some litter picking equipment and the Clerk has used commonsense and loaned out, keeping a list of where the equipment is, litter pickers and fluorescent jackets. The Clerk also regularly issues the MBC green Volunteer Clean bags.

Item 9 Highway projects - DECISION

Members to undertake a review of the currently outstanding highway issues to identify any that might meet the criteria for being considered for funding and to try to identify how they wish to

prioritise projects. Residents will be invited to submit their own suggestions for members to consider however it is considered prudent to undertake an initial shortlist. The issues that have been identified as outstanding (Highway Issues Report to County Councillor Paul Carter February 2017) are enclosed for member's consideration.

- Westfield Sole Road & Yelsted Lane.
- Grovewood Drive North Safer Crossing Point
- Yellow Lines Grovewood Drive South
- Yellow Lines Provender Way (school time issue)
- Road/verge design improvements Old Chatham Road, Sandling
- Grovewood Drive North etc. (Studio parking issue)

Crowdfunding. According to an article in The Clerk's Magazine Frome Town Council also appears to be looking at releasing funds for highway work and is encouraging residents to consider using Crowdfunding to part fund projects that the Town Council has approved. The article will be considered by the F&GP Committee at its 14 March meeting.

Guidance sought.

Verge Boxley Road/Travertine Road Verge. Members requested that one of the KCC/BPC letters concerning parking on verges should be placed on cars parking on verges and delivered to local properties. This was undertaken at this junction and the following residents letter has been received. Also received was one e-mail expressing support of the letter being sent out. The following letter includes some suggestions for changes at the junction.

RE:- Letter dated 1st March – Section 131 Highways Act

Thank you for your recent letter dated 1st March 2017, regarding verge by Travertine Road.

Unless you have sent this letter to every one that visits this area, as well as residents, this is one of a few places that visitors can park, without disrupting flow of road traffic.

My suggestion is that you would consider either putting Yellow lines or a kerb in at the location adjacent to Travertine Road. And while you are at it, could you please do the same at the bottom of my driveway and my neighbours, as by closing this suitable piece of parking space you will now move the problem to my doorstep. The road is becoming very hazardous to drive down due to people parking outside my house (on a bend) and stops my neighbours opposite from being able to get in and out of their driveway.

Also as you may or may not know, when weather becomes icy and snow falls, cars cannot get into Travertine Road. Would you like to let me know where these cars will go to park?

I think it would be far better if the 18" strip of grass on that verge were removed

And filled in with a suitable aggregate and let people park there, I wouldn't have thought this would cost much more than wooden posts. As the road has no pathways or kerbs, the road has always been tricky for guests to park due to resident's driveways, and the strip by Travertine does help alleviate problems. I hope you will reconsider your position on this matter. I have spoken to several of the residents of this road who agree with me.

I look forward to your response

Item 10 Policy and Procedures - DECISION

Sale of Public Land (review). *Clerk's comment: Do member's want to leave this policy as a housekeeping review. It is a long time since it was used and should an occasion arise when it is needed the Clerk can check it is still fit for purpose.*

Sale of public land by Kent County Council (current policy)

Background.

An agreement exists with KCC that it will notify the Council if it is considering selling any of its public land. When dealing with small scale requests e.g. to extend a garden KCC has stated it will not sell the land if the Parish Council objects. Highway land can only be disposed of (legally it has to be Stopped Up) if a Parish Council agrees to it.

Any sale of public land will probably result in a planning application for change of use and information gathered during this process can be used during the consideration of any application.

Policy

The Environment Committee will initially consider the application, and make a recommendation to the full Council which is responsible for the decision on whether to object to the sale.

Procedure

Members, when considering these applications and in the interests of being open, accountable and to encourage consistency, should

Visit each site (a map will be provided) and consider the effect on the following:

Visual amenity from afar and the immediate visual amenity (remembering that fence lines will be moved and there may be a loss of landscaping).	
Will any new fence line be adjacent to a road or footway thus preventing any further changes to these facilities?	
Will the sale of the land stop the introduction of a footway at a later date, if one does not already exist? Is there a footway on the opposite side of the road?	
Will the introduction of a large new fence along the boundary of any land sold interrupt the vision splay for drivers? Check if the land is near a junction, on a sharp bend or next to someone’s driveway.	
Are there any obvious signs (street lights, manhole covers etc.) that utilities run under or over the land?	
Are there any large trees growing on the land and what is the potential loss if these were felled? As any TPO on a tree is lost if planning application is given for a change of use and another application will have to be made.	

Item 12 2017/2018 Budget Project. - DECISION

Quotation received from Maidstone Borough Council
Supply Phoenix Seat with arm rests £479.85 Seat delivery 2 – 3 weeks
Lay Seat base and fit seat £350.00
Total cost £829.85