

Minutes of the Environment Committee on Monday 14 September 2020 held by Teams due to the Covid-19 Pandemic, commencing at 7.30 pm.

Present: Cllr B Hinder – Chair, Mr I Davies, J Willmott, D Hollands, L Clarke, P Huntingford, W Salter, C Sheppard and V Davies together with Mrs D Baylis, Clerk and one member of the public.

1. **Apologies and absences**
Cllr A Brindle
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**
None
3. **Minutes of the Meeting held on 7 September 2020**
The minutes were agreed and would be signed when possible.
4. **Matters Arising from the Minutes**
None

To adjourn to allow members of the public to address the meeting.

Mr Richard Sheppard had asked to address the Committee to put forward his plans for the land he owns to the North of the Village Green in Boxley. Mr Sheppard put forward that he would be putting in a planning application for one dwelling and a village car park for the site. Access for the car park would be either through the wall adjacent to the green or via the shared access to the European School of Osteopathy. Members had questions regarding consultations with the Church and Pub, funding, number of car parking spaces to be provided and if the two proposals were dependant on the other ie: no house, no car park. Mr Sheppard replied that he had not consulted with the pub or Church recently but they had always expressed a need previously. He had not looked at funding options as his plans were still at a very early stage. He would be putting in both applications together. Cllr Hinder thanked him for attending and said that he would look forward to looking at the proposal in more detail once it was submitted.

5. **Planning Applications for Consideration – Decision**

20/503848/FULL Land adjacent to La Torre, Boxley Road, Walderslade, ME5 9JE

Erection of a detached dwelling (resubmission of 20/502292/FULL)

Boxley Parish Council object to this application for the following reasons:

1. This land is not adjacent to La Torre but is the garden of the existing property.
2. In spite of the roof height being slightly reduced in this application the proposed building is still very large and will constitute an overdevelopment of the site, not in keeping with the existing street scene.
3. the existing building on the site is a multi-occupancy dwelling and the proposed development looks designed to be converted into the same. The existing multi-occupancy dwelling already causes parking problems in the local area. From the block plan there are only 3 parking spaces for both buildings. This is inadequate and will exacerbate the existing parking issues.
4. The proposed building is still very tall and will be very close to both neighbouring properties causing overshadowing and a loss of privacy.
5. Work has already started with the clearance of several trees and removal of the boundary fence belonging to Swiss Cottage.

If the Case Officer is minded to Approval Boxley Parish Council would like to see this application referred to the Planning Committee.

20/503995/TPOA 31 Olivine Close Walderslade ME5 9NQ

Tree Preservation Order application to remove one Ash Tree

Boxley Parish Council defer to the views of the Tree Officer.

20/504037/PNEXT 27 Franklin Drive Weaving Maidstone Kent ME14 5SY

Prior notification for a proposed single storey rear extension which: A) Extends by 5 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.9 metres from the natural ground level. C) Has a height of 2.45 metres at the eaves from the natural ground level.

Boxley Parish Council have no material planning reasons to object but have concerns that this is a large addition to an already extensively extended property.

20/503910/TPOA 11 Trotwood Close, Boxley, ME5 9JU

TPO application to crown reduce one Hornbeam to height of 8 metres, spread of 6m.

Boxley Parish Council defer to the views of the Tree Officer

20/503668/FULL Chesterfield, 1 Longwood, Walderslade, ME5 9JG

Conversion of garage to a habitable space. Erection of a porch, steps and a retaining wall. **Deadline 1 October 2020**

Boxley Parish Council have no material planning reasons to object but would like a condition added to prevent the new habitable space being sold as a separate dwelling.

20/504058/TPOA – Rear of 6 Galena Close, Walderslade ME5 9NE.

Application to crown reduce one Oak tree to leave a height of 8 meters and a spread of 3 meters. **Deadline 30 September 2020.**

Boxley Parish Council defer to the views of the Tree Officer

20/503920/RPOA 7 Galena Close, Boxley, ME59NE

TPO application to crown reduce one twin stem Hornbeam to height of 6 metres and spread of 2 metres; Reduce one Birch to height of 7 metres and spread of 2 metres.

Boxley Parish Council defer to the views of the Tree Officer

19/505816/SUB Lordswood Urban Extension Gleaming Wood Drive Lordswood Kent

Proposal: Submission of details pursuant to condition 5 (Materials), condition 7 (Woodland Management Plan), condition 8 (Proposed Boundary Treatment), condition 10 (Ecology) condition 11 (Construction Environmental Management Plan : Biodiversity) and condition 17 (Bird boxes) in relation to planning application 15/503359/OUT and Appeal Reference APP/U2235/W/15/3132364 (for residential development (approx 89 dwellings) plus open space, biomass plant and access road (plus emergency access.

It was decided to make no further comment on this application.

6. Ratifications

The responses made by the Clerk out of meeting after consulting members were ratified.

7. Decisions

The planning decisions on the Agenda were noted.

8. Highways and Byways**8.1 Highways Improvement Plan**

Speeding in Boxley – the Clerk was asked to add a speed survey to the HIP
Speeding on Boxley Road/Beechen Bank Road – it was agreed to add this to the HIP for action.

The Clerk would make the amendments to the HIP and submit it to KCC for their next review.

8.2 Boarley Lane

An area of land adjacent to Boarley Lane had been cleared of all its trees and ancient hedgerow. Earth had been piled up and moved around resulting in the filling in of a stream. This had been reported to MBC, the Environment Agency, and

the Police. Cllr Brindle reported that 2 police officers from Maidstone's Wildlife Crime Unit would be going to look at the site on the 14 September.

Cllr Hinder thanked Cllr Brindle for all her hard work on this matter.

8.3 **Junction 3 of the M2**

KCC had announced that they had commissioned Aecom to redesign the junction. Cllr Hinder has asked for this to be put on the next Agenda of the JTB. He would like more information on what they will be doing, the timescale and information on any preliminary proposals.

8.4 **Beechen Bank Road Footpath**

It was agreed to add this to the HIP

8.5 **Network Rail – temporary traffic lights on Grove Wood Drive South**

Cllr Sheppard reported that the last time Network rail had done remedial work it caused parking issues on Franklin Drive and Grovewood Drive South. The Clerk was asked to contact Network Rail to arrange an urgent meeting to discuss contractor parking and access to play area (to be attended by Cllrs, Hinder, V Davies, C Sheppard, D Hollands and the Clerk). Cllr Sheppard said that last time Network Rail accessed the rail line though the Franklin Drive Play area the gate disappeared. **Action: Clerk**

8.6 **To consider any issues raised at the meeting**

None raised.

9. **Policy and Procedures – Review**

Committee Terms of Reference

It was agreed to adopt the Terms of Reference with one minor grammatical amendment.

10. **Members and Officers Reports**

Cllr Hinder reported that the Local Plan was up for review by MBC and that he had attended a workshop on the 3rd September. There were impacts from changes in numbers from 1569 units/year to 5325/year which is a 70-80% increase. There were also changes in sites. The biggest being 3 identified garden settlements. One of these would be a development of 1,000 houses to be built in Lidsing which is within the Parish boundary. Also in Lidsing is a proposed 9 house development at 'Seeburg'. 2 possible developments at Rochester Meadow and Willow Farm, Sandling with a total of 60-65 dwellings.

The consultation time for Councils had been reduced to the 28th September.

The big danger to the Parish is its proximity to Medway which has not met its 5 year housing supply target. Maidstone has and needs to maintain this to prevent Appeals from going against us.

With regard to the 1,000 house development at Lidsing. It is planned that traffic will be sent to Junction 4 of the M2. Cllr Hinder said that if they reopened Chapel Lane this could come out directly to the Savacentre roundabout. It would put a lot of additional pressure on local hospitals, schools etc.

It was agreed:

That the Clerk get a quotation for a Parish traffic survey. **Action: Clerk**

Information be put out on Community Alert and Social Media to allow residents to comment.

Action: Clerk.

Offer help to Bredhurst who will also be affected, maybe a partnership **Action: Cllr Hinder**
Cllr Hinder will invite participation from Leader of Medway Council, Councillor Jarrett who resides locally and the 2 Medway Councillors for Hempstead. **Action: Cllr Hinder.**

Look at putting up signs with 'say no to 1,000 homes here' or similar. Cllr Hinder will ask a friend if signs could be put on her land. **Action: Office and Cllr Hinder**

11. **Memorial Bench for Parish Councillor Wendy Hinder**

The Clerk had received one quotation for a hand carved bench but this was felt to be too expensive. Members preferred the design of the alternative bench proposed. The Clerk was still waiting on a quotation for this design and would circulate the quote once it was received. **Action: Clerk.**

12. Consultations

The Government White Paper for Planning reform was open for consultation. It was agreed that this should be circulated to residents as a news article. The Parish Council would also generate a response. **Action: Cllr Hinder/Clerk**

13. Volunteer Groups

No reports received

14. Items for Next Agenda

Requests for items to be included on the next Agenda.

15. Next Meeting

Next Environment Committee meeting 5 October 2020, venue to be confirmed, to follow on from the Parish Council meeting starting at 7.30pm.

16. Enforcement and CIL/Section 106 updates from MBC

The extension at Linden Lea in Grove Green was too high.
The Tree House at Bethany enforcement was on hold as a new planning application has been submitted that makes it smaller and moves it down.
No CIL money had been received.

Meeting closed 9.20 pm.

Signed as a correct record of the proceedings.

Chairman Date