

Minutes of the Environment Committee on Monday 1 February 2021 held by Teams due to the Covid-19 Pandemic, commencing at 7.30 pm.

Present: Cllr B Hinder – Chair, Mr I Davies, D Hollands, V Davies, L Clarke, P Huntingford, C Sheppard, W Salter and J Wilmott together with Mrs D Baylis, Clerk and 4 members of the public.

1 Apologies and absences

A Brindle

2. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr B Hinder – lobbied on Item 5, 8.5 and 18.

Cllrs C Sheppard, J Wilmott, I Davies, L Clarke and V Davies lobbied on item 8.5 and the planning application for 36 Shepherds Gate Drive.

Cllr Huntingford item 8.5, planning application for 36 Shepherds Gate Drive and an interest in the application for the land adjacent to Cadapatra.

3. Minutes of the Meeting held on 11 January 2021

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.

4 members of the public were in attendance and wished to speak on planning applications 21/500267 and

5. Planning Applications for Consideration – Decision

21/500267/FULL 36 Shepherds Gate Drive, Weaving ME14 5UU

Demolition of the existing garage, erection of a single storey side and rear extension (resubmission of 20/505394/FULL)

2 members of the public raised their objections to this application with the Committee. After discussion it was proposed by Cllr Hinder, seconded by Cllr Shepherd and all agreed to make an objection to this application for the following reasons:

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

1. In spite of the reduction in height of the proposed extension it is still overlarge for the site and a large increase in the existing house footprint.
2. It is very out of keeping with the existing street scene. There are no similar extensions of this size and prominence to the front of the properties.
3. It would set a precedent for similar extensions which would completely alter the character of the estate.
4. The reduction in height still makes the extension very detrimental to the neighbours at number 34. It would leave them with a brick wall to the front of the property which would adversely affect their outlook, against MBC's Local Plan Policy DM9 which states that 'the pleasant outlook of adjoining residents would be safeguarded'.

It would overshadow their property blocking light.

It would result in the death of their hedge which could not survive a building in such close proximity to their boundary.

This application goes against Local Plan Policy H18 which states developments 'will respect the amenities of adjoining residents regarding privacy, daylight, sunlight and maintenance of a pleasant outlook'.

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

21/500241/TPOA Woodland adjacent to Cadapatra, Boxley Road, ME5 9JG

TPO application Ash (T1) – triple stem. Reduce height to 15m to alleviate canopy weight over highway and driveway Hornbeam (T2) – coppice 2 x suppressed stems, retain upright stem Hornbeam (T3) – coppice 3 x suppressed stems, retain upright stem Oak (T5) – reduce height to 12m due to severe canopy dieback Willow (T6) – coppice 2x NW leaning stems, retain 2x upright stems.

Boxley Parish Council defer to the views of the Tree Officer. Boxley Parish Council would like to draw the Tree Officer's attention to the lack of clear ownership boundary lines on the application.

21/500215/TPOA 16 Sylvan Glade, Walderslade, ME5 9PW

TPO application for 1 x Oak (T1) – reduce eastern canopy to a radial spread of 3.5m, 1 x Sorbus (T2) – reduce eastern branches to 1m within woodland boundary, 1 x sorbus (T3) – reduce eastern branches to 1m within woodland boundary. 1x Ash (T4) – reduce to a height of 12m and radial spread of 3m and 1 x Hornbeam (T5) – reduce to a height of 12m.

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

21/500198/FULL Sandy Hope, Grove Green Lane, Weaving, MR14 5JW

Demolition of conservatory and erection of a single storey rear extension (revised scheme to 20/503104/FULL)

Boxley Parish Council have no material planning reasons to object to this application.

20/506127/FULL 10 Tollgate Way Sandling Maidstone Kent ME14 3DF

Erection of 1no. additional dwelling and retention of existing dwelling, including erection of a two storey front, side and rear extension and single storey front extension (re-submission of 20/500019/FULL).

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

1. The proposed conversion is an overdevelopment of the site.
2. It would be detrimental to the existing street scene.
3. It would set a very worrying precedent for similar developments in the locality.
4. There are concerns over the proposed parking arrangements for the additional dwelling.
5. Tollgate Way already has a problem with on street parking, this additional dwelling and large extension would add significantly to these problems.

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

21/500066/FULL The Heights Weaving Street Weaving Maidstone Kent ME14 5JR

Erection of flat roof dormer windows to side elevations.

Boxley Parish Council have no material planning reasons to object to this application

20/505843/FULL Downs View Farm Pilgrims Way Boxley Maidstone Kent ME14 3EB

Conversion of existing barn to 2no. residential dwellings.

2 members of the public presented their objections to this development to the Committee.

After discussion it was proposed by Cllr Wilmott, seconded by Cllr L Clarke and all agreed to object to this application.

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

1. The application and site plans do not mention the new office building on the corner of the site for which there is already planning permission.

2. This is not a traditional barn conversion, the existing building (consisting of breeze blocs with corrugated plastic and metal roofing sheets) will need to be demolished and rebuilt. This is not mentioned in the proposal which is misleading.
3. It would create more traffic on narrow roads. There are no proposed improvements to these roads to make access easier and safer.
4. Styles Lane is already suffering damaged verges due to large vehicles using it to access the building site of the new office development on this site.
5. There is already a habitable bungalow on the site. Does the site need 2 more houses?
6. It affects the neighboring Grade 2 listed property on 2 sides.
Boxley Parish see this as systematic development at the top end of Boxley Village and unwelcome in a conservation area especially as it is next to a Grade 2 listed property. BPC has concerns that the applications are being put in piece by piece. The whole site is owned by the same people and it would be easier to make a judgement if the proposals for the site were put in at the same time so an overall view could be gained. If the Case Officer is minded to approval Boxley Parish Council would like this application referred to the Planning Committee.

6. **Ratifications**

The planning responses made by the Clerk after consulting members were ratified.

7. **Planning Decisions, Appeals and Appeals Decisions**

Noted

8. **Highways and Byways**

8.1 **Highways Improvement Plan**

The Report on the Agenda was noted. The Clerk was meeting with the resident who had requested them to ascertain the best location for the 'slow down, hedgehog' signs around Vinters Valley Nature Reserve.

8.2 **Boarley Lane**

No further update.

8.3 **Junction 3 of the M2**

No further update.

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

None

8.5 **Unauthorised work by Dale Court**

It was proposed by Cllr Hinder, Seconded by Cllr I Davies and all agreed that BPC pay for the installation of a staggered entry barrier and bollards to prevent vehicular access to the footpath. The Clerk would contact KCC.

9. **Policy and Procedures – Review**

None on this agenda.

10. **Members and Officers Reports**

None.

12. **Residents' Concerns**

The Clerk had received an email from a resident concerning the blue salt bin on Birch Drive. She had contacted KCC to get it refilled and had been told that it was a Parish Council bin. Cllr Davis said that the only PC owned bins were in Grove Green and Weaving and that KCC refilled these. The Clerk was asked to contact KCC and the resident.

A resident had contacted the office regarding the current ownership and usage of the storage are at Harp Farm Road. The company that owns the site has recently installed a fence and this should mitigate the residents' concerns over noise. This was a long standing issue. The Clerk was asked to contact MBC to report the residents' concerns.

13. **Consultations**

All consultations had been circulated to members.

14. **Volunteer Groups**

Waldeslade Woodlands Group were going out and carrying out socially distanced maintenance.

The Clerk was asked to write a thank you letter to Rob Burrows for his photographs of the Dale Court footpath issues.

15. **Items for Next Agenda**

Requests for items to be included on the next Agenda.

16. **Next Meeting**

Next Environment Committee meeting 1 March 2021 starting at 7.30pm.

Cllr Slater left the meeting.

17. **Enforcement and CIL/Section 106 updates from MBC**

Cllr Hinder gave an update on the Bell Lane enforcement actions.

Meeting closed 8.50 pm.

Signed as a correct record of the proceedings.

Chairman Date