



# Boxley

## PARISH COUNCIL

### Minutes of the Environment Committee Meeting held on Monday 6 June 2022 held at Beechen Hall, Wildfell Close, ME5 9RU commencing at 7.30 pm.

Present: Cllrs B Hinder – Chair, I Davies, P Huntingford, C Sheppard, A Asseter, A Brindle and V Davies together with Mrs D Baylis, Clerk.

1. **Apologies and absences**  
Cllrs J Willmott, M Beckwith, K Hill.
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**  
None.
3. **Minutes of the Meeting held on 9 May 2022**  
The minutes were agreed.
4. **Matters Arising from the Minutes**  
None.
- 4.1 Any other matters arising from the minutes not on the agenda.  
None.

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

No members of the public attended.

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

##### **22/502216/FULL Lower Grange Farm House, Grange Lane, Sandling, ME214 3DA**

Erection of detached single storey outbuilding in rear garden.

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

##### **22/502455/TPOA 2 Goldstone Walk, ME5 9QB**

TPO application to reduce height of one Ash tree to final height of 10 feet.

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

##### **22/502478/TPOA Woodland rear of 8 Ploughmans Way, ME5 9DE**

TPO application to reduce one hornbeam to height of 12m and balance the remaining crown accordingly. Crown lift to 6m removing the lowest overhanging primary branch; Reduce one Hornbeam to height of 7m and balance the remaining crown accordingly.

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

##### **KCC/MA/0074/2022 Cleansing Service Group Ltd, Cobtree House, Forstal Road, Aylesford, ME20 7AG**

Section 73 application to vary conditions 2 and 4 of planning permission MA/17/501165 to amend the layout of the non-hazardous waste recovery facility.

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

##### **22/502317/FULL 22 Olivine Close, Walderslade, ME5 9NQ**

Alterations and conversion of the garage into habitable living space, demolition of the existing conservatory and erection of a single storey rear extension and creation of additional off road parking to the front of the property.

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

**22/501544/ADV Towergate House, Eclipse Park, ME14 3EN**

Advertisement consent for installation of 2no. internally illuminated fascia signs.

**Boxley Parish Council** have no material planning reasons to object to this application but have concerns that the sign could affect the view from the AONB.

**22/502373/FULL Chardith, Tyland Lane, Sandling, ME14 3BL**

Loft conversion with hip to gable, rear dormer, front roof lights and alterations to existing first floor rear extension roof.

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

**22/502452/FULL Anacapri, Weaving Street, Weaving, ME14 5JH**

Demolition of existing conservatory, garage/store and shed and erection of a detached four bed dwelling with rear pergola and associated access and parking (revised scheme to 21/506599/FULL)

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

1. Visual Appearance  
The proposed design and choice of materials is completely out of character and design with the current street scene.
2. Loss Of Trees & Other Landscape Features  
The tree survey only mentions one Eucalyptus tree. However, numerous trees have already been cut down and completely removed from the land forming the original garden to Anacapri over the past two years. Tree surgeons, bulldozers and mechanical diggers have removed many trees and levelled the site during the construction of the recent extensive extension works to Anacapri.
3. Impact Of The Proximity To Historic Bridle Way & Wildlife  
A historic widely used Bridle Way runs directly alongside the proposed building plot. The various trees and shrubs and undergrowth provide a natural habitat for various wild birds, squirrels, toads, hedgehogs, foxes etc. This small area also provides a semi - rural feel to this part of Weaving Street. The building of yet another property that directly adjoins this Bridle Way will undermine much that remains natural about this immediate area.
4. Over-development Of site  
Land from the bottom of the garden of Anacapri was sold to build a large detached property, Briarwood in Provender Way. In the past two years, extensive extension works have been undertaken to Anacapri itself. Building another property alongside Anacapri as per the proposed plans is over development of the site. The proposed building in this application is bigger than the previously approved one.

We note that the previous approval was given against pre application advice.

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

**6. Ratifications**

The ratifications on the Agenda were ratified except for:

**22/502134/FULL 12 Wents Wood, Weaving, ME14 5BL**

Conversion of garage with raised roof and 1no. roof light. Loft conversion with front and rear dormers and 2no. roof lights. Erection of a detached garage.

It was agreed to withdraw the neutral comment already submitted and put in the following objection.

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

1. It would overlook many neighbouring properties resulting in a loss of privacy.
2. It would be overdevelopment of the site.
3. The forward siting of the new garage would be out of keeping with the street scene.

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

7. **Appeals**

**APP/U2235/W/22/3291603 The Three Ashes, Boxley Road, Walderslade**

Outline application with access matters sought for a residential development. (Matters of appearance, landscaping, layout and scale are reserved for future consideration.)

Boxley PC made a neutral comment to the planning application 21/502307/OUT for outline planning permission for 2 residential dwellings on this site. The application was approved by MBC on the 1 October 2021 with stringent conditions regarding size of the development. This appeal is against those conditions, particularly the maximum height of 4.5m and not within 8m of the boundaries.

**Boxley Parish Council** would like to see the restrictions on height and distance from the boundaries retained.

The height limit of 4.5m and distance of 8m from the boundaries is important to maintain the landscape character of the area. If the site is developed to cover the whole of the developable area it would be overbearing and lead to a change in the open outlook of the current street scene that gives views of the ancient woodland of Beechen Bank.

16. **Items for Next Agenda – DECISION**

None put forward.

17. **Next Meeting**

Next Environment Committee meeting 15 June 2022.

Meeting closed 9.05 pm.

Signed as a correct record of the proceedings.

Chairman ..... Date .....