

**Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 12 May 2025, commencing at 7.30pm.**

**Present:** Cllrs I Davies, A Brindle, J Akehurst, A Adams, S Thompson and V Jones along with Mrs D Baylis (Parish Clerk) and Cllr P Mclean

It was proposed by Cllr I Davies, seconded by Cllr J Akehurst that Cllr Brindle be elected as Chairman for the meeting. A vote was taken with 5 in favour and 1 abstention

- 1 **Apologies and absences**  
Cllrs M Beckwith, H Bryant and R Dines
- 2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**
3. **Minutes of the Meeting held on 14 April 2025**  
Agreed.
4. **Matters Arising from the Minutes**  
None.

**Public Session at the discretion of the Chairman. Parishioners may address the meeting with regard to any item on the Agenda (time limited to 3 minutes per person). Items not on the Agenda must be submitted to the Clerk in advance of the meeting. Non-parishioners are only able to address the meeting at the invitation of the Chairman.**

No members of the public were present.

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

**25/501345/SUB Park Cottage The Street Boxley Kent ME14 3DH**

Submission of details pursuant to condition 4 - (external joinery - glazing bars, frames and mouldings) 6 - (Roof Light) 7- (enhancement of biodiversity) subject to 23/503192/FULL

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

**25/501246/TPOA Sandhurst Grove Green Road Weaving Kent ME14 5JT**

TPO application to reduce a group of Ash (T1,T2,T3 and T4) to a height of 12m and reduce lateral limbs overhanging neighbouring property to 4m. Reduce Leylandi group (T5 and T6) to a height of 9m.

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

**25/501243/TPOA School Of Science And Technology Maidstone New Cut Road Maidstone Kent ME14 5GQ**

TPO application to carry out various works to multiple trees - please see "photos" and "application form" for full summary of works.

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

**25/501254/TPOA Valley Invicta Academies Trust New Cut Road Maidstone Kent ME14 5GQ**

TPO application to carry out various works to multiple trees - please see General Tree Assessment " for the summary of works to be done

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

**25/501221/FULL 10 Wagoners Close Weaving Kent ME14 5SG**

Erection of a single storey side extension.

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

**25/501168/FULL The Hive, Weaving Street, Wavering, Kent, ME14 5JH**

Erection of a rear ground floor extension with internal/external alterations and changes to fenestration.

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

**25/501718/TPOA 18 Rampton Close, Weaving, ME14 5UT**

TPO application to reduce two trees (unknown species) to the red cut line (please see photos)

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

**Revised details received for 24/503497/FULL Plot 8 Eclipse Park, Sittingbourne Road North, Maidstone.**

Erection of a 5 storey self-storage facility (Class B8) for 7,097m<sup>2</sup> of floorspace over five floors, with landscaping, 16 parking spaces, access and associated works.

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

1. This development is over height for the area and would dominate the street scene which is residential on the opposite side of the road.
2. The mass and height of the building would overshadow nearby housing.
3. Access is through the Tesla supercharging station which is already causing queues on the access road.
4. The local roads are already at capacity with queuing traffic. The Bearsted Road Major Improvement Scheme has been suspended and no date for its continuation has been put forward. Traffic currently queues back to the roundabout blocking access to the M20. With the recently granted permission for drive through coffee shop any further increase in traffic would be unacceptable.
5. The revised details still do not show any evidence of resident need for this sort of facility in this location.
6. The colour and appearance of the building needs to blend in with the environment and provide a more pleasant outlook for residents.

**6. Ratifications**

It was proposed by Cllr I Davies, seconded by Cllr Akehurst and agreed to ratify the planning responses made out of meeting.

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

Report noted.

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

Nothing put forward but see 8.7

**8.2 Junction 3 of the M2/Bluebell Hill**

The Clerk was awaiting responses from both MP's to the letter sent requesting an update on the improvements to this junction.

**8.3 A249 Bearsted Road Major Infrastructure Project.**

No update received.

#### 8.4 **Boxley Village**

The conservation area consultation leaflet was agreed. The Clerk would print 90. Cllr Jones volunteered to deliver them if no one else could be found.

#### 8.5 **Lower Thames Crossing update**

No further updates available.

#### 8.6 **A229 Bluebell Hill Road Improvements**

Cllrs Akehurst and Brindle were meeting the Clerk on the 13<sup>th</sup> May to prepare the response to the A229 Blue Bell Hill Environmental Impact Assessment scoping report. It was proposed by Cllr Akehurst, seconded by Cllr I Davies and agreed to add that the response was prepared in consultation with Borough Councillors Jones and Thompson as Cllr Jones thought this would add more weight to the response. A vote was taken with 4 for and 2 abstentions. The motion was carried.

#### 8.7 **Any Highways issues raised at the meeting**

8.7.1 Cllr Adams raised the traffic issues on Grovewood Drive South. There is no safe crossing point for the children. At morning drop-off and afternoon collection time the traffic queues back to the Ashford Road. Vehicles parked at these time severely restrict the width of the road. Emergency vehicles and busses have great difficulty traversing the route. In addition, some children who attend the STEM school are old enough to drive, and as there is no parking provision inside the school grounds, this further exacerbates the problem of parked cars on Grovewood Drive South. It was agreed a safety audit should be added to the HP. The Clerk would ask the company that carries out traffic surveys if this is something they could do, and if so, request a quotation.

8.7.2 The Clerk was asked to report the overgrown vegetation obscuring signs. This was particularly prevalent along Weavering Street. Following discussion, it was agreed to look at commissioning a safety audit for Weavering Street.

8.7.3 The traffic survey for Boxley had been booked for the week beginning 11th June. It was proposed by Cllr Brindle, seconded by Cllr Thompson and agreed to add more counters on Lidsing Road by the Harrow public house and on Dun Street/Yelstead Road. Cllr Jones said that Bredhurst were making a decision at their Wednesday meeting and if approved would try and get their traffic survey done the same week.

#### 9. **Lidsing**

Cllr Jones said that there was not much to add. The next meeting of the Stakeholders Steering Group was on the 22 May.

#### 10. **Sandling**

Cllrs Akehurst and Brindle, the Clerk and a resident had met with the representative from the Active Travel Team to look at the cycle/walking/horse route on Old Chatham Road with a view to improving the signage, easier routes for bicycles etc. Once the plans and costs were sent they would be brought back to the Committee for decision.

#### 11. **Policy and Procedures Review**

None on this Agenda.

#### 12. **Task List**

Noted

**13. Members and Officer's Reports**

Cllr Brindle had received an invitation from the Lotus Group, the new owners of Boxley House to a meeting on the 29<sup>th</sup> May to look at their plans for the house and gardens. The Clerk was asked to circulate this to all members with responses by the 20<sup>th</sup> May. Cllr Thompson said that he would not be attending as he had already had a meeting with the Lotus Group at Boxley House.

**14. Residents' Concerns**

Report noted. The Clerk had received a complaint about lorry parking opposite pumpkin moon in Sandling. the resident was requesting more urban clearway signage. The Clerk was asked to get a more exact location from the resident.

**15. Volunteer Groups**

No reports received.

**16. Items for Next Agenda**

The Clerk was asked to circulate new dates for the Parish Tour with one date in September and one in October.

The Clerk was asked to put Committee Terms of Reference on the next full Council agenda.

**17. Next Meeting**

Next Environment Committee meeting 16 June 2025.

**In view of the confidential nature of the item about to be transacted, it is advised that the public and press were excluded from the meeting for Agenda item 18.**

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

Noted

Meeting closed at 9.32 pm

Signed as a correct record of the proceedings.

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