



BOXLEY PARISH COUNCIL
www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU
☎ 01634 861237 ☒ clerk@boxleyparishcouncil.org.uk
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 8 October 2018** 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 Meeting 17 September 2018.** (7.32)
To consider the minutes and if in order sign as a true record.
4. **Matters Arising from the Minutes** (7.35)
 - 4.1 Minute 3159/4.1 Ancient Woodland and TPOs. The issue will be taken to KALC/MBC meeting on 24 September 2018.
 - 4.2 Minute 3159/4.3 Fixed plate pedestrian crossing signs Grovewood Drive North. Installation planned for July/August.
 - 4.3 Minute 3159/4.4 Yellow lines at junctions along Provender Way. KCC funding has been agreed. No information received on when installation due.
 - 4.4 Minute 3159/4.5 Chatham Road Sandling new road layout. An additional bollard plus work to raise the kerb has been ordered. The work is expected to be undertaken week commencing 1 October 2018.
 - 4.5 Minute 3159/4.7 Speed cushions, Boxley Village. Work to replace has been ordered, date not yet known.
 - 4.6 Minute 3159/4.7 Parking hotline. Details were sent to Maidstone KALC with a request that this is considered by the committee.
 - 4.7 Minute 3159/4.8 Junction 3 M2. Helen Whately MP has written to KCC asking for the result of a meeting held with Highway England.
 - 4.8 Minute 3159/4.11 Programmed Tree Work along Boxley Road/Beechen Bank Road. KCC Property Services requested to trim back trees on its land that mask the street lights.
 - 4.9 Minute 3159/4.12 M20 junction 7 Planned Improvements. KCC have been approached about when the planned consultation is being undertaken, information was expected in September.
 - 4.10 Minute 3160/4.13 Gidds Pond Cottages off street parking provision. Office requested to backtrack through all the planning applications for the site to see if a condition has been imposed to provide the off-street parking.
 - 4.11 Minute 3161/7.1 Highway Flooding and Drainage Report. Response awaited from MJTB/KCC Highways.
 - 4.12 Minute 3161/7.2 Traffic survey Boxley Village. Possibility and cost requested.
 - 4.13 Minute 3161/10 Boxley Warren additional pond. Site meeting arranged between Cllr Harwood and Medway Valley Countryside Partnership to identify work and obtain a cost for the additional pond.
 - 4.14 Minute 3162/14 Daffodils. To be ordered and distributed.
 - 5.15 Any other matters arising from the minutes not on the agenda.

To adjourn to allow members of the public to address the meeting (7.47)

5. **Planning Applications for Consideration - DECISION** (7.57)
To consider applications received. See report (pages 3-4).
6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.08)
See report (page 4).
7. **Highways and Byways - DECISION** (8.10)
To consider any issues raised at the meeting. See report (page 4)
8. **Consultation Kent Household Waste Recycling Centres** (8.15)
To consider a response. See report (see pages 4-7).
9. **T&MBC Local Plan Reg 19 consultation** (8.25)
Update on possible impact from development close to the parish boundary.
See report (page 7).
10. **Policy and Procedures - REVIEW** (8.32)
None programmed for review or creation.
11. **Members Reports - INFORMATION** (8.33)
To receive any reports or notification of issues from members.
12. **Volunteer Groups - INFORMATION** (8.40)
To receive any reports.
13. **Matters for Information – INFORMATION** (8.48)
None to report.
14. **Projects for consideration for the 2019/20 Budget** (8.49)
Members are asked to submit any projects that they wish to see funded.
15. **Items for Next Agenda - DECISION** (8.58)
Requests for items to be included on the agenda to be submitted no later than 5 November.
16. **Next Meeting** (8.59)
Next Environment Committee meeting 12 November 2018 at Beechen Hall commencing at 7:30pm.

In view of the confidential nature (personal details and data) on the 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.

17. **Enforcement and Section 106 updates from MBC** (9.00)
To receive a verbal update if information is received.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 1 October 2018

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 3031/15.1 MC/17/2341 Proposed development Darland Farm (checked 01/10/2018).

October 2018 Minute 3141/7.5 Aug 18. MBC Wildlife Verge Maintenance . Reminder sent 1 October 2018.

Minute 3011/8.3 Westfield Sole Rd/Yelsted Lane/ Harp Farm Rd, return if any fundamental changes.

Minute 3028/4.1. Land to the rear of Tesco Grove Green. Parish office will undertake the work when it is able.

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 8 October 2018. 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 5 Planning Applications for Consideration - DECISION

Ratification

18/503977/FULL The erection of a new freestanding masonry wall and entrance way to the North and West site boundaries. (Resubmission of 18/500416/FULL. Part Retrospective). Park Cottage Boxley Road Boxley. To **ratify** the Clerk's decision, after consulting members to amend the original objection to the planning application to

The parish council still objects to the wall and members have asked whether the height of the wall can be reduced.

As the planning officer is minded to approve the application the parish council wishes to amend its objection to remove the request to have the application reported to the planning committee.

Clerk's note: in an earlier telephone conversation with the planning officer the issue of a condition, for health and safety reasons, not to allow external lighting of or on the wall facing the road was raised and I have informed the planning officer that the parish council would welcome such a condition.

Decisions

18/504572/TPO/PAHE TPO Application - Tree is to the front 1 Iris Close. T1 Large Oak in decline, reduce from 18.6m finishing at 12m and a starting width of 12m finishing at 5m leaving lower crown. Location: 1 Iris Close Boxley ME5 9QD. Deadline 12 October 2018.

18/504502/FULL Change of use from a dwelling (Class C3) to an office (Class B1). 13 Sylvan Glade Walderslade Chatham Kent ME5 9PW. Deadline 18 October 2018. *Clerk's note: This is a residential area with little opportunity of parking in the Glade. Members may wish to include, regardless of their decision, a request for a condition concerning removal of Permitted Development Rights. B1 Business Use is (taken off of a planning information site, hence reference to referring to the LPA,*

"This comprises use for all or any of the following purposes as

- o an office other than within the A2 (financial and professional services) use class*
- o for research and development of products or processes or*
- o for any industrial process*

In all cases being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

B1 premises have the following permitted development rights:

- o change of use of a property used on 30 May 2013 for B1(a) purposes (or if vacant on that day last used for that purpose) to a C3 dwelling. The change of use must be carried out by 30 May 2019 and prior approval must be sought in relation to transport and highway impacts, contamination risks and flooding risks.*
- o change of use to B8 (storage or distribution) for up to 500 sq metres*
- o change of use to a state-funded school or registered nursery*
- o up to 150 sq metres to change of use to A1 (shops), A2 (financial and professional services) or A3 (food and drink) for a temporary two-year period. Your Planning Department or a planning consultant should be able to advise you on the procedures to be followed to take advantage of this provision.*

- extensions of up to 200 sq metres (50 sq metres for offices), but as the extension must be at least 5 metres from boundaries, these rights can only be used on larger premises. Your Planning Department or a planning consultant should be able to advise further on this provision.
- the installation of additional or replacement plant or machinery, the provision, rearrangement or replacement of sewers, mains, pipes, cables or other apparatus and the provision, rearrangement or replacement of private ways, private railways, sidings or conveyors, provided it would not materially affect the external appearance of the premises and provided any plant or machinery is not higher than 15 metres or the height of anything replaced, whichever is the higher.
- the provision of hard surface or the replacement of hard surface. Your Planning Department or a planning consultant should be able to advise on this provision”.

18/504600/FULL Demolition of conservatory and erection of a single storey side and rear extension. (Resubmission of 18/502525/FULL). Byways Grove Green Road Weaving Maidstone Kent. Deadline: 16 October 2018

18/504721/FULL PROPOSAL: Erection of outbuilding to front (Retrospective). Briar Lodge Boxley Road Walderslade Chatham Kent. Deadline: 15 October 2018

Item 6 Planning Decisions, Appeals and Appeals Decisions - INFORMATION

APP/U2235/D/18/3209022 Written appeal. The Firs Boxley Road Walderslade Retrospective construction of a detached garage to the front of the property.

STEM School New Cut Road. Appeal permitted, decision states there is no current need for Traffic Regulation Orders and if needed in the future the Transport Authority could arrange to put them in. KCC Highways has been requested to approach the applicant to ask that they honour the offer to pay for TRO, made at the Public Inquiry. KCC cannot force the applicant to pay for TRO.

Item 7 Highways and Byways - INFORMATION

7.1 Strategic routes for winter maintenance. To consider the routes, if they are provided in time for the meeting. St John’s School Has asked KCC for Provender Way to be a primary route (cleared and gritted) in order that the school can be kept open during winter.

Item 8. Kent Household Waste Recycling Centres. DECISION

Clerk’s note. The following are extracts from the consultation and survey. Some survey questions relate to personal usage of the Household Recycling Sites, which sites are used by a person etc. these have been omitted from this report. Councillors wishing to respond personally to this consultation can find the documents at

<https://consultations.kent.gov.uk/consult.ti/wasteconsultation/consultationHome>

Consultation closes on 1 November 2018.

Introduction

Kent County Council (KCC) is seeking the views of service users, members of the public and other interested parties, on a proposal to charge for the disposal of non-household waste at the Household Waste Recycling Centres (HWRCs), sometimes known as the ‘tip’.

Non-household waste included in this consultation;

Soil, rubble and hardcore
Plasterboard

Even if originating from a domestic property, these materials are to be treated as non-household waste in accordance with the Controlled Waste Regulations 2012.

In recent years the amount of waste from household alterations and building works that is being brought to our HWRCs has increased. Furthermore, with neighbouring authorities adopting charging, this will have an impact on KCCs HWRCs with regards to cross border usage.

Therefore, we are proposing to introduce charges, which are in line with other councils, to recover the cost of dealing with these types of non-household waste, and continue to offer a disposal option. These charges are intended to help KCC achieve critical savings while still maintaining a comprehensive service for residents.

KCC is proud to have made significant progress in its environmental performance over the past 10 years. More than 99% of Kent's household waste is now recycled, treated or recovered to produce energy, with less than 1% sent to landfill.

Kent Household Waste Recycling Centres (HWRCs):

| | |
|------------|-----------------|
| Ashford | Margate |
| Canterbury | New Romney |
| Dartford | Pepperhill |
| Deal | Richborough |
| Dover | Sevenoaks |
| Faversham | Sheerness |
| Folkestone | Sittingbourne |
| Herne Bay | Swanley |
| Maidstone | Tunbridge Wells |

However, we need to reduce our annual Waste and Recycling budget further, while providing residents with an accessible HWRC service.

We have looked at how other Councils across the country are approaching the future of HWRCs. It is clear that many have looked to save money by closing facilities, reducing opening hours, charging for some wastes or not accepting various types of waste at all.

KCC Members are very clear they wish for the HWRC service, which is highly valued by residents, to be retained in Kent.

KCC has never been obligated to accept soil, rubble, hardcore and plasterboard free of charge, and current demand on the service is likely to increase further as neighbouring Councils impose charges or restrict services. Therefore, KCC proposes to charge for these materials at the HWRCs. KCC believes this option will reduce the cost to Kent taxpayers of disposing of waste from 'cross border' users and help protect the HWRC service. Other options considered are detailed later in this document.

Background

Kent's population is set to increase by approximately 19% between now and 2035. This will put further pressure on the HWRC service which highlights the need to ensure it is open and available for Kent residents as a priority. There are several factors that place pressure on the HWRC service, including the use of facilities by non-Kent residents.

HWRCs should accept household waste only. Businesses have a duty of care to pay for the disposal of their waste, rather than utilising a free service at HWRCs. There are several policies in place which aim to prevent business waste being brought to HWRCs. These policies are monitored using CCTV and Automatic Number Plate Recognition (ANPR), in some instances this may include the use of body-worn cameras.

Cross-Border use

A number of bordering Councils already charge for non-household waste – a large number of authorities across England have been charging for many years. Some of these are Kent's neighbouring authorities such as Surrey and Bromley. East Sussex County Council has also recently taken the decision to charge for non-household waste and to close several of its HWRCs close to the Kent border from September 2018.

At the KCC waste sites which are close to these borders, we have seen growing volumes of waste and experience a greater demand for our free service. This is because residents who do not live in Kent deposit material such as soil, rubble, hardcore and plasterboard rather than pay for the service at their local Councils.

Kent residents therefore pay for dealing with this waste, and in addition this leads to increased queuing times at the sites and places further pressures on capacity and site infrastructure.

KCC Members want to protect the HWRC service and make it more efficient. KCC intends to create capacity at its existing sites by deterring cross-border usage, preventing unlawful use and recovering the cost of disposing of non-household waste.

Proposal

Moving forward it is vital that there is enough capacity in the county for Kent residents to dispose of their household waste and to protect these services.

KCC has no statutory requirement to accept non-household waste (soil, rubble, hardcore and plasterboard). However, it is appreciated that from time to time Kent residents may need to dispose of these materials, therefore KCC would like to continue to offer a service.

KCC already makes a charge to accept domestic tyres for recycling (classed as non-household waste), with the fee covering the cost of managing this service. In order to continue to provide a disposal service for these materials in the future, KCC is proposing to extend the non-household waste charging policy to include:

- o Soil, Rubble and Hardcore
- o This also includes other materials such as ceramics which are recycled in the soil, rubble and hardcore container.
- o A daily limit on soil, rubble and hardcore, in-line with current restrictions will apply – a maximum of 5 bags / items (a bag can be up to the size of a standard black sack). The policy to limit these materials was introduced in 2012 to prevent trade waste abuse.
- o Plasterboard

KCC is open minded to charging a modest fee. The disposal charge would be in line with our neighbouring Councils that already charge for these materials and will off-set the cost of providing and maintaining this valuable service.

| Neighbouring Council charges for non-household waste: | | |
|--|------------------------------------|---------------------|
| | Soil, rubble & hardcore | Plasterboard |
| East Sussex* | £4 per bag / item | £4 per bag / sheet |
| Surrey | £4 per bag / item | £12 per bag / sheet |

*WEF September 2018

.....**Consultation questions**.....

Section 2: Your Feedback

KCC has no statutory requirement to accept non-household waste (soil, rubble, hardcore and plasterboard). However, it is appreciated that from time to time Kent residents may need to dispose of these materials, therefore KCC would like to continue to offer a service.

Q6. KCC is proposing to introduce a modest charge for the following non-household wastes, to off-set the cost of providing the service:

- Soil, Rubble and Hardcore
 - o This also includes other materials such as ceramics which are recycled in the soil, rubble and hardcore container.
 - o In line with neighbouring Councils we anticipate the charge to be: £4 per bag (or part bag) / item (a bag being up to the size of a standard black sack) *Clerk’s note. Many people especially the elderly or anyone with any medical condition would find it extremely difficult to lift a rubble filled black bag. Would costs relating to weight be a fairer measure?*
 - o A daily limit in-line with current restriction will apply – a maximum of 5 bags / items
- Plasterboard
 - In line with neighbouring Councils we anticipate the charge to be: £6 per bag (or part bag) / sheet (a bag being up to the size of a standard black sack)

To what extent do you agree or disagree with this proposal?

Strongly Agree

- Agree
- Neither Agree nor disagree
- Disagree
- Strongly disagree

Q6a. If you have any further comments you wish to make on this proposal, please provide them here:

KCC have no statutory obligation to accept waste at its HWRCs from non-Kent residents.

Q7. Do you think that non-Kent residents should be able to deposit their waste at Kent HWRCs?

- Yes, for a charge
- Yes, free of charge
- No
- Don't know

Clerk's note. There is no option to place further comments under this question. Lordswood and Walderslade residents use the Medway HWRC as there is no close by KCC or HWRC.

Q8. How satisfied are you overall with the HWRC service?

- Very satisfied
- Satisfied
- Neither satisfied nor dissatisfied
- Dissatisfied
- Very dissatisfied
- Don't know

Q9. Do you have any further comments or suggestions you would like to make?

Item 9. T&MBC Local Plan Reg 19 consultation. DECISION

Consultation Closes 12 November 2018.

<https://www.tmbc.gov.uk/services/planning-and-development/planning/planning-local-plans/local-plan-reg-19-consultation>

Clerk's note: The T&MBC Local Plan is checked for possible impact from development close to the parish boundary. Members have expressed particular concern about additional traffic and impact on the infrastructure.

Further additions to the allocation maps. Two sites have been identified as being added to the allocations maps.

- Rear of Blue Bell Hill Lane, close to the footbridge over Walderslade Woods Road the old nursery site. Allocated for housing, 26 residential units.
- Rochester Airport employment site. No further information supplied.