



BOXLEY PARISH COUNCIL
www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU
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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 10 December 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 Meetings 5th and 12th November 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 3179/4.1 Ancient Woodland and TPOs. See report (page 3).
 - 4.2 Minute 3179/4.3 Yellow lines at junctions along Provender Way. KCC is arranging Road Traffic Orders so that the work can proceed.
 - 4.3 Minute 3173/4.4 Chatham Road Sandling new road layout. The parish council has been informed that the additional work has been completed.
 - 4.4 Minute 3179/4.5 Speed cushions, Boxley Village. See report (pages 3-4).
 - 4.5 Minute 3179/4.7 Junction 3 M2. See report (pages 4-5).
 - 4.6 Minute 3179/4.8 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. Work still outstanding.
 - 4.7 Minute 3179/4.9 Traffic survey Boxley Village. Possible costs have been obtained and KCC has been approached about whether BPC can have copies of the data collected by the survey lines south of Boxley Village.
 - 4.8 Minute 3179/4.11 Boxley Warren additional pond. See report (page 5).
 - 4.9 Minute 3179/4.13 Provender Way Winter Maintenance request. KCC has made no changes to its current primary routes list but will be reviewing the list again in March.
 - 4.10 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 5-6).
6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.08)
To receive and consider any information. See report (page 6).
7. **Highways and Byways - DECISION** (8.10)
To consider any issues raised at the meeting. See report (pages 6-7).

8. **Projects for consideration for funding now or from the 2019/20 Budget** (8.30)
Members are asked to submit any projects that they wish to see funded.
 - 8.1 Grovewood Drive South Road Traffic Orders. See report (page 7).
 - 8.2 Timber Tops Play Area Footpath. See request (page 7).
 - 8.3 New footway Beechen Bank Road. See request (page... 7).
 - 8.4 Tree work along Boxley Road and Beechen Bank Road. See request (page 7).
9. **Policy and Procedures - REVIEW** (8.32)
None scheduled for review.
10. **Members Reports - INFORMATION** (8.42)
To receive any reports or notification of issues from members.
11. **Volunteer Groups - INFORMATION** (8.50)
To receive any reports.
12. **Matters for Information – INFORMATION** (8.54)
See report (page 7).
13. **Items for Next Agenda - DECISION** (8.55)
Requests for items to be included on the agenda to be submitted no later than 2 January.
14. **Next Meeting** (8.56)
Next Environment Committee meeting 14 January 2019 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.

15. **Enforcement and Section 106 updates from MBC** (8.57)
To receive a verbal update if information is received.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 4 December 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:

MBC Wildlife Verge Maintenance . Reminder sent 4 December 2018. Jan 2019 escalate if no response received.

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 10 December 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 4. Matters Arising from the Minutes- INFORMATION

4.1 Minute 3179/4.1 Ancient Woodland and TPOs. The issue was finally taken by Maidstone KALC to the MBC Liaison Meeting but unfortunately MKALC could not remember what the issue was about. Guidance is sought on whether the parish council wants to peruse this further.

4.4 Speed cushions, Boxley Village. KCC is consulting with local businesses on when would be a good time to undertake the work and is also exploring work during a school holiday due to lighter traffic. E-mail (19.11.18) from KCC, in response to a request from the parish office for information on when KCC was planning to do the work.

What I am Asking For:

At this stage I am really asking everyone what they think would be the best way of carrying out this work and looking at the positives and negatives of each method.

Consequently I am asking for your comments on the various alternatives.

This will enable me to plan in advance and minimise conflict if there are any known events/works that we need to avoid.

Alternative Methods of Work:

- 1. Initially the contractor said he would take 4 separate weekends to complete these works.
(Effectively 8 days)
With this scenario we would use four weekends in a row, as weekend working would be best for schools, buses and reduced commuter traffic.*
- 2. I was also looking at an alternative to carry out the works during the week within school holidays (as per the dates shown in my email) as this would avoid the normal associated school traffic and not reflect on the bus services so much.*
- 3. Perhaps the most favourable scenario and least disruptive alternative would be a combination of the above 2 scenarios, i.e. work weekends and school holidays.
e.g. Work at the weekend, then during the week (school holidays) and then the following weekend. (This would give us a 9 days continuous work window and would mean the road was only disrupted on one occasion).*

Night or Day (Or both)

We need to establish whether to do the work during the day or through the night.

Night work would obviously be favourite to avoid disruption to schools, commuter traffic and bus services, but we would need to liaise with businesses, such as The Kings Arms if this was the case, to avoid affecting their various concerns.

*As traffic would be reduced at weekends and during the school holidays we could alternatively feasibly look at working during the **day**.*

*It may even be possible to work shifts with different teams to carry out work **day and night** to complete the work even quicker, but this would need further discussion with the contractor and KCC Streetworks co-ordination.*

We would maintain access for villagers, emergency services and businesses, but stop “through traffic.”

Conclusion

*So in answer to your question, **“Would KCC be going for a full week closure/full week plus weekend closure to do the work? In one go?”** we need to look at the merits of each method of carrying out the work, and I am asking for your views on each alternative method above and which you think would be most suitable, **or indeed if you have any of your own suggestions how we could best do this work?***

We are not able to give exact dates yet (although the school holidays are fixed), but need to establish if there are dates we should avoid, and consequently which method of work would be mutually suitable.

I hope this has explained what I am currently asking for.

Once I have your views on what you think would be best and any dates to avoid, I can then start programming the works properly and liaise with the contractor and KCC streetworks co-ordinators.

Thanks again for your assistance.”

4.6 Junction 3 M2. The parish office was asked to investigate the possibility of a petition to Government about the traffic issues.

There are two methods to petition.

1. A public petition to the House of Commons.

Only Members of Parliament can present public petitions to the House of Commons, but they are not obliged to do so.

There are two ways in which an MP can present a public petition to the House:

Formal presentation

MPs can present public petitions in person in the House of Commons (known as ‘on the floor of the House’). This takes place towards the end of the day, just before the adjournment debate (a 30 minute debate at the end of a sitting of the House). On a Monday, this is usually around 10pm; on a Tuesday or Wednesday it is about 7pm, and on a Thursday it is about 5pm.

An MP can make a short statement to explain who the petitioners are, the number of signatures the petition has, and what the petition is about. They should then read out the request that the petition makes to the House.

The Member then walks down to the Table (which is just in front of where the Speaker sits) and the title of the petition is read out by the Clerk (an official who advises the Speaker). The MP puts the petition into the petitions bag, which hangs behind the Speaker's Chair.

You can see whether any petitions are going to be presented each day by looking at the Order Paper.

Informal presentation

An MP can also submit a public petition by putting it into the petitions bag, without formally presenting it on the floor of the House. They can do this at any time when the House of Commons is meeting (known as a ‘sitting of the House’).

These petitions are assumed to be anonymous, unless the MP tells the Clerk of Public Petitions that they would like to be named.

2. On-line Government petition (this covers all Government Departments and issues)

And this is advertised on the Government website. Once a petition has been set up there are a number of thresholds (relating to the number of signatures supporting the petition).

The following is an extract explaining the process:

"To cross the first threshold and be searchable within WhiteHouse.gov, a petition must reach 150 signatures within 30 days. To cross the second threshold and require a response, a petition must reach 100,000 signatures within 30 days

- 1. You create a petition. Only British citizens and UK residents can create or sign a petition.*
- 2. You get 5 people to support your petition. We'll tell you how to do this when you've created your petition.*
- 3. We check your petition, then publish it. We only reject petitions that don't meet the standards for petitions.*
- 4. The Petitions Committee reviews all petitions we publish. They select petitions of interest to find out more about the issues raised. They have the power to press for action from government or Parliament.*
- 5. At 10,000 signatures you get a response from the government.*
- 6. At 100,000 signatures your petition will be considered for a debate in Parliament.*

Debates

Petitions which reach 100,000 signatures are almost always debated. But we may decide not to put a petition forward for debate if the issue has already been debated recently or there's a debate scheduled for the near future. If that's the case, we'll tell you how you can find out more about parliamentary debates on the issue raised by your petition.

MPs might consider your petition for a debate before it reaches 100,000 signatures".

It was suggested that the parish council write to Tracey Crouch MP and Tom Hugendhat MP for support. These MPs have already been contacted and having liaised with Helen Whately MP she took the lead on the issue.

4.8 Boxley Warren additional pond. Cllr Harwood has arranged for the project to be undertaken without cost to the parish council. The pond is being excavated in December and lined in January so hopefully amphibians will start to stock the pond in Spring. The pond will help to alleviate flooding on Pilgrims Way.

Item 5 Planning Applications for Consideration - DECISION

Ratification

Gibraltar Farm Public Consultation on proposal to have accesses on Ham Lane. To ratify the Clerk's response, after consulting with Cllr Wendy Hinder, Boxley Parish Council reiterates its previous objections, made to Medway Council and the Planning Inspector in 2016, about the development. The now proposed accesses onto Ham Lane does not deal with the fact that the current local highway infrastructure is unable to cope with existing let alone the additional traffic from 450 dwellings. Only partial widening of Ham Lane, effectively a country lane, and no improvements for Lidsing Road means that the additional traffic will have a detrimental impact on the safety of users of the highways including cyclists, pedestrians and horse riders.

Decisions

18/505897/LBC Listed Building Consent and 18/505896/FULL for the conversion of redundant stables to dwelling with associated landscaping and car parking. Boarley Farm Boarley Lane Sandling Maidstone Kent. Deadline 12 December 2018.

18/506071/FULL Erection of first floor rear extension. 6 Golden Wood Close Boxley Chatham Kent ME5 8XA. Deadline 20 December 2018

18/505659/FULL Conversion of garage into habitable space, creation of first floor side extension, demolition of conservatory and erection of replacement single storey rear extension. 6 Wytherling Close Bearsted Maidstone Kent ME14 4QB. Deadline 19 December 2018.

18/506139/FULL Erection of a single storey timber granny annexe for ancillary use to the main dwelling. Whitfield Boarley Lane Sandling Maidstone Kent. Deadline : 24 December 2018

18/506178/FULL. Two storey side and front extension combined with a first floor side extension above existing ground floor extension. (Resubmission of 17/506384/FULL and (18/503229/FULL). 6 The Covert Boxley Chatham Kent ME5 9JJ. Deadline 25 December 2018

Item 6 Planning Decisions, Appeals and Appeals Decisions - INFORMATION

18/504502 13 Sylvan Glade. MBC decision REFUSED

"The Council hereby **REFUSES** Planning Permission for the above for the following Reason(s):

(1) The proposed change of use of the entire residential dwelling to an office would introduce a non-conforming commercial use within a residential area. By reason of its associated pattern of activity, pedestrian and vehicular movements and use of the building this would harm the established residential character of the area and would not be in accordance with policy DM1, DM7 or DM16 of the Adopted Maidstone Local Plan 2017.

(2) The proposed change of use would result in additional on street parking stress due to additional visitors and staff members, being detrimental to the free flow of traffic and highway and pedestrian safety and therefore would not be in accordance with policies DM7 and DM23 of the Adopted Maidstone Local Plan".

Item 7 Highways and Byways - INFORMATION

7.1 Wish list add junction of Gleaming Wood Drive and Lords Wood Lane and the extension of the cycle path along the part of Gleaming Wood Drive adjacent to the Lords Wood Industrial Estate

7.2 Drainage issues. To receive an update from Cllr Willmott on a site meeting held at Boxley Village to discuss the remedial works planned. Further drain clearance is being undertaken on three chambers in the verge just off Boxley Road/Longwood area.

A new issue regarding possible blocked chamber in the verge near junction of Walderslade Woods Road and Wildfell Close has been reported to KCC.

7.3 Maidstone Tree works notifications (E-mail 20/11)

TROTWOOD CLOSE, Walderslade. Spruce. Outside 9. Crown lift by removing compete branches back to main stem roadside only to approx 4m so full splay of streetlight will shine onto road (Structure interference (Tree))

PROVENDER WAY, WEAVERING. Birch, silver. Adj. to 1 Shearers Close. Prune back from streetlight by 1.5m.

BOARLEY LANE, SANDLING. Whole Site Tree Feature. From entrance to Boarley Lane on east side to entrance with north ridge. Vegetation encroaching highway cut back to clear yellow lines by .5 and side up trees by crown lifting to 5m removing branches back to main stem (Vegetation obstructing highway)

CHATHAM ROAD, SANDLING. Whole Site Tree Feature. Tees behind 4 Higham View on bank. Fell 8 dead elms as marked to ground level – chip

7.4 Walderslade Woods Road Crash.

The following Crash Statistics do not feature the recent fatality as this time period information has not yet been released by the Police.

Crash Statistics between 1 July 2010 30 June 2015.

Eight crashes resulting in slight injuries and one crash resulting in a serious injury. Of the nine crashes three were at the junction with Tunbury Avenue and six (including the one serious crash) were at Impton Lane but the actual junction was not specified and the map provided at the time could not now be opened.

Crash Statistics between 1 July 2015 30 June 2018.

Nine crashes resulting in slight injuries and one crash resulting in a serious injury. Of the nine crashes three were in the location of the Tunbury Ave Junction, three at the Impton Lane junction (hospital side) with another one close to the junction, one at Forestdale junction, one close to the Wildfell Close junction and one between Wildfell Close and Roundwood roundabout.

KCC Highway's current policy is intervention is only triggered when there have been 6 personal injury crashes within a 50 metre stretch of highway within 2 years. The current number of crashes have not exceeded this threshold.

Item 8. Projects for consideration for funding now or from the 2019/20 Budget .

- 8.1 Grovewood Drive South Road Traffic Orders. A response has not been received to the Parish Council's and KCC's request that the applicant for the STEM school voluntarily pays for the RTO to stop parking on Grovewood Drive South. Do members wish to consider what action the parish council might wish to take should the applicant choose not to pay for RTOs?
- 8.2 Timber Tops Play Area Footpath. Request from Cllr Dengate that Environment Committee considers releasing some of its Street Maintenance Budget to pay for a footpath from the main path to the gate of the play area.
- 8.3 New footway Beechen Bank Road. Request from Cllr Bob Hinder that a new foot way be installed, adjacent to Beechen Bank Road, from the subway at Cossington Road to join the footway adjacent to Woodlands.
- 8.4 Tree work along Boxley Road and Beechen Bank Road. To consider the work suggested for both sides of the road and whether to consider a grant of £10,000 towards the cost.

Item 12 Matters for Information.

Abi Lewis Economic Development Officer MBC has contacted the parish office (e-mail 4/12/18).

"Maidstone Borough Council is intending to submit a planning application for the construction of an Innovation Centre at Kent Medical Campus in the next couple of weeks. I therefore wonder, as is customary, whether members of the Parish Council would welcome the opportunity to hear about the proposals in an informal setting. I understand that this has previously taken the form of a 5 – 10 minute informal presentation with Q&A at the end. With Christmas looming I appreciate that this may not occur now until the New Year; however this should still provide sufficient time for the Parish Council to respond to the planning consultation once fully appraised of the scheme proposals should it wish".