

**Minutes of the Environment Committee on Monday 11 June 2018 at Beechen Hall,
Wildfell Close, Walderslade commencing at 7.30 pm.**

Present: Mrs Wendy Hinder (Chairman), Mrs A Brindle, Mr Bob Hinder, Mr D Hollands together with Mrs P Bowdery (Clerk)

1 Apologies and absences

Apologies accepted: Cllr Constable and Cllr Ivor Davies (Maid KALC meeting).
Absent: Cllr Clarke.

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllrs Brindle, Bob Hinder and Wendy Hinder stated that they knew the applicant for 18/502214 but had not been lobbied.

3. Minutes of the Meeting 14 May 2018

The minutes were **agreed** and **signed** as a correct record.

4. Matters Arising from the Minutes

4.1 Minute 3110/4.1. Development Land Adjacent Wildfell Close. The update was **noted**. The parish council will be setting up a Working Group to take on responsibility for progressing the project. **No further action.**

4.2 Minute 3110/4.2 Ancient Woodland and TPOs. Cllr Ivor Davies will be bringing up the issue at the KALC meeting that he was attending. **Noted.**

4.3 Minute 3110/4.3 Boxley Road, Walderslade. The parish office had reported that the streetlights along the road were obscured by trees. **Noted.**

4.4 Minute 3110/4.4 Traffic Speeds, Boxley Road/Beechen Bank Road. Helen Whately MP has written to Neil Davies CEO Medway Council. **Noted.**

4.5 Minute 3110/4.6 Fixed plate pedestrian crossing signs Grovewood Drive North. Will be installed in July/August. **Noted.**

4.6 Minute 3110/4.7 Yellow lines at junctions along Provender Way. Junction names submitted to KCC. Response awaited from County Councillor Paul Carter. **Noted.**

4.7 Minute 3110/4.8 Chatham Road Sandling new road layout. The Chairman reported that the work already completed looked really good. **Noted.**

4.8 Minute 3113/12.2 Litter bins. Response awaited from MBC. Request made to Parks Department for better bins. **Noted.**

4.9 Any other matters arising from the minutes not on the agenda. None.

As no members of the public were present the meeting was not adjourned.

5. Planning Applications for Consideration

18/502507/TPO - TPO Application for works to one Beech Tree - Reduce crown by 50%, crown thin remainder by 50%. Crown lifting by approximately 1 metre & reduction in width of the crown by approximately 3 metres at Fagus Close Walderslade. **Ratified** the Clerk's decision, after consulting members *Do not wish to object defer to landscape officer's views.*

18/502239/FULL - Proposed single storey side extension with internal alterations. Demolition of conservatory (Amendment to 16/505026/FULL) at Grove Green Road, Weaving. **Ratified** the Clerk's decision, after consulting members *The Parish Council has no material planning reasons to object.*

18/5021456/FULL - Erection of a building to provide office accommodation to existing factory and creation of additional parking facilities at 33 Lordswood Industrial Estate, Gleamingwood Drive, Lordswood. **Ratified** the Clerk's decision, after consulting members *The Parish Council wishes to see the application refused. It is considered that the proposed car parking spaces, to serve the office accommodation, will create on and off site road safety issues. Future HGV and van deliveries to the site will have nowhere to park or wait and there appears to be insufficient turning provisions for HGVs. Close to the applicant's site is*

Revenge Road, which serves the main area of the Lordswood Industrial development, it is completely saturated with on-street car and van parking leading to a reduction in vision sight lines and dangerous conditions for pedestrians and drivers. This saturation has led to HGVs waiting and parking in the adjacent Badger Road which is residential.

The loss of on site lorry and HGV parking will potentially force HGVs onto Gleamingwood Drive and Badger Road. If there is insufficient on-site HGV turning provision then vehicles will be forced to reverse onto Gleamingwood Drive which with its proximity to the Revenge Road and Badger Road junctions is unacceptable.

No mention is made of Section 106 funding to improve the local infrastructure yet there is an urgent need for improvements at the hazardous Lordswood Lane/Gleamingwood Drive junction. The parish council would like to apply for a Section 106 contribution towards highway improvements at the Gleamingwood Drive/Lordswood Lane junction.

18/502370/FULL Garage conversion & single storey side extension at Henley Fields, Weaving. **Ratified** the Clerk's decision, after consulting members *The Parish Council has no material planning reasons to object*

18/502560/TPO Application to Remove Any Deadwood, Any Crossing, Rubbing or Diseased Branches on T12, T13, T14 and T16 (Oaks) and T19 (Lime) and T23 (Beech) at The Medlars Maidstone. **Ratified** the Clerk's decision, after consulting members *Do not wish to object defer to landscape officer's views.*

18/502319/FULL - Variation of Conditions 2 and 4 of application MA/09/1280 (Change of use to children's indoor activity centre with alterations to the external appearance of the building and associated works including single storey extension to south-west elevation and car parking as shown on drawing nos. 09.03.01, 09.03.02, 09.03.03, 09.03.05 RevC, 09.03.06 RevC and 09.03.07 RevC received on 20th July 2009 and 09.03.09 Rev C and DHA/7215/01 RevA received on 11th August 2009). - To allow the use of the site as a children's gymnastics centre and to extend the opening hours to between 8.00am and 10.00pm at Units 30 & 32 Newnham Court Shopping Village Bearsted Road Weaving. **Ratified** the Clerk's decision, after consulting members *The Parish Council has no material planning reasons to object.*

18/502213/FULL - Retrospective construction of a detached Garage to the front of the property at The Firs Boxley Road Walderslade. **Ratified** the Clerk's decision, after consulting members

The Parish Council wish to see this refused for the following planning reasons:

- *The structure has an adverse and unacceptable impact on the streetscene.*
- *The structure brings forward the build line on Boxley Road. There is concern that if is allowed this will set an unacceptable precedent in the area.*

The Parish Council considers that the right of the Borough Council to object or manage a planning application is seriously eroded by the legislation allowing retrospective planning applications.

If the Planning Officer is minded to grant permission then the Parish Council asks that the application is reported to the Planning Committee.

18/502715/FULL Loft conversion with front and rear dormers and extension of existing side dormer. Pine Lodge Boxley Road Walderslade.

The Parish Council has no material planning reasons to object.

18/502214/FULL Erection of a single storey rear extension to provide kitchen/family room, together with minor internal alterations. Camomile Drive Weaving.

The Parish Council has no material planning reasons to object.

18/502621/FULL Erection of a first floor dormer extension to existing double garage for general purpose loft room. The Spinney Walderslade. Cllrs Brindle and Hollands led the consideration of the planning application.

The parish council wishes to see this refused and reported to the Planning Committee for the following reasons:

- *The development, due to its mass and size will not be subservient to the original or adjacent dwellings.*
- *The design of the structure will have an adverse impact on the character of the close.*
- *There will be an adverse impact on the current street scene due to the infilling of the space between the existing two properties.*
- *It is considered that it will have a detrimental impact on the adjacent property due to loss of light.*
- *It is considered that properties to the rear of the development will have a loss of privacy, with potential overlooking of habitable rooms from the steps.*
- *The height and design of the access steps are considered unacceptable. The metal design is out of keeping with the character of the close.*

18/502525/FULL Demolition of conservatory and erection of a two storey side extension and a rear single storey addition. Grove Green Road Weaving.

The Parish Council has no material planning reasons to object.

18/502780/FULL Variation of Condition (14) of planning permission MA/12/2314 - Erection of Class A1 retail development (with ancillary cafe) and associated servicing, car parking, landscaping and access arrangements. (The net internal sales area of the store hereby permitted shall not exceed 3,722 sq metres (net) of which no more than 1,797 sq metres (net) shall be used for the sale of fashion goods and no more than 1,841 sq metres (net) shall be used for the sale of home goods. No more than 74 sq metres (net) shall be used for the sale of stationery, greeting cards and wrapping paper within a concession ancillary to the sale of fashion and home items. No more than 53 sq metres (net) shall be used as a travel agent as a concession ancillary to the main retail use. No more than 198 sq metres (net) shall be used as a cafe and this will be ancillary to the main retail use). Next Eclipse Park Sittingbourne Road.

The parish council wishes to see this refused and reported to the planning committee. It is considered that the proposed change will have an adverse impact on the vitality of the Town Centre.

18/502733/FULL Proposed single storey rear extension, with rooflights and insertion of window at ground floor level. Fagus Close Walderslade.

The Parish Council has no material planning reasons to object.

18/502880/TPO/PAHE TPO Application to T1 Oak - (1) Remove epicormic growth from main stem up to crown break. Reason: To control the development of the lower canopy so as to improve light to the garden and house. (2) Evenly thin throughout canopy by up to 20% of foliar volume, to be achieved through the removal of branches <100mm dia., maintaining an even distribution and balance of internal growth with branch ends. Reason: To promote the development of an open and balanced branch structure and improve light to the garden and house. (3) Crown lift the eastern and western canopy to up to 9m over ground level, through the removal of pendulous secondary growth only. Reason: To create a balanced lower canopy and improve light to the garden and house. Lombardy Drive Grove Green.

Do not wish to object defer to the views of the Landscape Officer.

18/502630/FULL Minor material amendment to condition 1 of application 17/503510/REM (Approval of Reserved Matters for Access, Appearance, Landscaping, Layout and Scale following Outline Approval for 13/1687 [An outline application with all matters reserved for future consideration for a new 12 court sports hall and ancillary accommodation.]) to include alterations to scale and layout of entrance/changing areas, and additional ancillary accommodation at first floor level. Valley Park Community School Huntsman Lane.

The Parish Council has no material planning reasons to object.

6. **Planning Decisions, Appeals and Appeals Decisions**

- 6.1 STEM School Public Inquiry. Cllr Bob Hinder had given a verbal report at the parish council meeting. **Noted.**
- 6.2 Outstanding Appeal Decision for Forge Lane and the Pump House, the Clerk reported that there was still no decision dates shown on the Planning Inspectorate website. **Noted.**

7. **Highways and Byways**

- 7.1 Speed bumps Boxley Village, petition for their removal. Response still awaited from KCC Highways. Cllr Hollands reported that the speed of vehicles going through the village had definitely increased and concerns were raised about how residents might be able to safely exit their properties. **Noted.**
- 7.2 Roundabout sponsorship. The Clerk was asked to chase for a response. **Action: Clerk.**
- 7.3 Parking Hotline. The report on Medway Council's enforcement of parking regulations through a hotline was **received** and **noted.** Maidstone KALC Committee to be approached to see if they would consider making the suggestion for a similar scheme to MBC. **Action: Clerk and MKALC reps.** If not taken up by MKALC then the issue to be referred to Maidstone Joint Transport Board. **Action: Clerk.**
- 7.4 Flooding in parish. Lengthy discussion took place on the recent flooding and whilst rainfall had been excessive the same areas were always effected. It was **agreed:**
- "Liable to flooding" signs would be requested for the Boxley Road/Longwood Close area.
 - A copy of the drain inspection/cleaning schedule would be obtained.
 - Concern was raised that areas liable to regular flooding were not being considered for remedial road works to stop or control the problem. The concerns are to be taken to Maidstone Joint Transport Board. **Action: office.**
- 7.5 Junction 3 M2. Helen Whately MP is arranging a meeting with Highway England, probably early June, about plans to tackle congestion. **Noted.**
- 7.6 Pothole App. KCC's response that its website was mobile device friendly was **noted.** Members were disappointed that an app was not being considered as reporting issues via the KCC website was very time consuming and it was thought that this put people off. KCC to be asked to reconsider. **Action: office.**

8. **Franklin Drive Play Area.**

The donation from Gallagher's for the play equipment has been received and the equipment has been ordered with a delivery date approx. first two weeks of July. **Noted.** The Clerk was asked to contact Gallagher's about the installation date as the Chairman wanted it installed before the school holidays. **Action: Clerk.**

9. **Policy and Procedures**

None submitted for consideration.

10. **Members Reports**

None submitted for consideration.

11. **Volunteer Groups**

Cllr Bob Hinder reported that a meeting of Friends of Boxley Warren was being arranged.

12. **Matters for Information**

- 12.1 School KIMS site. Concern was raised about the potential extra traffic should another school be built at the site. Helen Whately MP to be written to about the site being referred to as in Bearsted when in fact it was Weavering and thus in Boxley Parish and Boxley Ward. **Action: office.**
- 12.2 M2 Junction 5 Improvements. Report on another consultation **received** and **noted.**

13. **Items for Next Agenda**

None submitted for consideration.

14. **Next Meeting**

Next Environment Committee meeting 9 July at Beechen Hall commencing at 7:30pm.

15. **Enforcement and Section 106 updates from MBC**

None submitted for consideration.

Meeting closed at 8.40 pm.

Signed as a correct record of the proceedings.

Chairman Date

DRAFT