

**Minutes of the Environment Committee on Monday 9 July 2018 at Beechen Hall,
Wildfell Close, Walderslade commencing at 7.30 pm.**

Present: Mrs A Brindle (Chairman), Ms Clarke, Mr Constable, Mr Ivor Davies, Mr D Hollands together with Mrs M Fooks (Assistant Clerk) and one member of the public.

1 Apologies and absences

Apologies accepted: Cllrs Bob Hinder and Wendy Hinder (Holiday).

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllrs Brindle declared a pecuniary interest in planning application 18/502944. Cllrs Brindle, Clarke, Constable and Ivor Davies declared they had been lobbied on planning application 18/502780.

3. Minutes of the Meeting 11 June 2018

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

As there was a member of public present the meeting was adjourned at 7.40pm to allow the resident to address members on planning application 18/503229.

The meeting reconvened at 7.55pm.

4. Matters Arising from the Minutes

4.1 Minute 3125/4.2 Ancient Woodland and TPOs. Cllr Ivor Davies was advised that the issue will be taken to KALC/MBC meeting on 9 July 2018. **Noted**

4.2 Minute 3125/4.3 Boxley Road, Walderslade, KCC tree/verge maintenance. KCC is programming work to cut back vegetation from the street lights. **Noted.**

4.3 Minute 3125/4.4 Traffic Speeds, Boxley Road/Beechen Bank Road. Helen Whately MP has written to Neil Davies CEO Medway Council and is now pressing for a response. **Noted.**

4.4 Minute 3125/4.5 Fixed plate pedestrian crossing signs Grovewood Drive North. Installation planned for July/August. **Noted.**

4.5 Minute 3125/4.6 Yellow lines at junctions along Provender Way. Junction names submitted to KCC. Paul Carter was contacted 30/05/18 and again on 18/6/18. Members **agreed** after it was proposed from the Chair that this should be escalated to Cllr W Hinder. **Action Cllr W Hinder.**

4.6 Minute 3125/4.7 Chatham Road Sandling new road layout. Work has commenced, and Cllr Clarke reported that it had not been fully installed, but what has been done, was looking good. **Noted.**

4.7 Minute 3125/4.8 Litter bins. Members **received** and **noted** the clerk's report and **agreed** the parish council should monitor the situation and keep under review. **Action Clerk.**

4.8 Minute 3128/7.1 Speed bumps, Boxley Village. **Ratified** the Clerk's response to KCC after contacting committee members:

"A letter drop was undertaken on 23 June to 52 properties within Boxley Village and residents were asked to state whether or not they wished to see the speed cushions reinstated. Of the 38 replies received 79.2% requested the reinstatement of the speed cushions.

Taking note of the consultation response the parish council therefore requests that Kent County Council reinstates the speed cushions."

Members asked for clarification on the design of the cushions that will go back. **Action office.**

4.9 Minute 3128/7.3 Parking hotline. Details were sent to Maidstone KALC with a request that this is considered by the committee. **Noted.**

4.10 Minute 3128/7.5 Junction 3 M2. Helen Whately meeting with Highway England. Members **received** and **noted** the clerk's report.

- 4.11 Minute 3218/7.6 Pothole app. County Councillor Carter has been contacted about reconsidering a mobile app for reporting potholes, a response is still awaited. **Noted.**
- 4.12 Minute 3218 School site adj. to KIMS. Helen Whately MP has been contacted about referring to the site as Bearsted when it is Weaving. **Noted.**
- 4.13 Any other matters arising from the minutes not on the agenda. **None.**

5. **Planning Applications for Consideration**

18/503390/FULL Erection of new detached garage. Longwood Walderslade. *Members wish to see refused and reported to the planning committee for the following reasons:*

- *The detrimental impact on the street scene and character of the area due to the excessive height and bulk of the proposed garage.*
- *The serious impact on the local environment as the proposed garage is adjacent to the public right of way which is a main entrance to Walderslade community woodland.*
- *There were no measurements supplied on the plans.*

If the planning officer is minded to approve members have asked that a condition is placed on the decision so that the garage can only be used as a garage and not a separate dwelling and cannot be sold separately to the main dwelling.

Members would like to draw your attention to the site notice for the proposed development that has been placed outside of no14 Longwood some 350 meters distance away.

18/503002/FULL Erection of part two storey rear extension and part single storey with roof terrace. Creation of rear access to garage with external stair case. Silver Tree Close Walderslade.

The parish council has no material planning reasons to object.

18/503239/FULL Conversion of redundant stables to dwelling with associated landscaping and car parking. Boarley Farm, Boarley Lane Sandling.

The parish council has no material planning reasons to object.

18/503240/LBC Listed Building Consent As above 503239.

The parish council defers to the views of the Conservation Officer.

18/502944/LBC Listed Building Consent for the demolition of the existing entrance hallway and kitchen staircases, which are not original. Erection of new staircase at the original position. Minor amendments to wall partitions, whilst retaining original timber beams and posts. Minor amendments to first floor joists, along with minor amendments to the basement floor slab to provide sufficient headroom. Old Harbourland Boxley Road Boxley. *Do not wish to comment.*

18/502946/FULL Erection of a single storey side and rear extension. Nannau Harbourland Close Boxley.

The parish council has no material planning reasons to object.

18/503318/FULL Conversion of a double garage with offices space above into a 2-no. bedroom dwelling house. Ivy Farm Lidsing Road Lidsing.

The parish council has no material planning reason to object.

18/503229/FULL Two storey side and front extension combined with a first floor side extension above existing ground floor extension. (Resubmission of 17/506384/FULL). The Covert Walderslade.

The parish council has no material planning reasons to object.

18/503131/FULL Proposed first floor pitched roof side extension. Beechmore Drive Walderslade.

The parish council has no material planning reasons to object.

18/503206/TPO TPO Application for at least 50% crown reduction of one maple tree at Cinnabar Close, Walderslade.

Do not wish to object defer to landscape officer's views.

Additional Details on Marks and Spencer, Eclipse Park. Technical reports.

Noted.

Review of decision

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.

*Due to receipt of further information and clarification members agreed to withdraw their initial objection. **Action office.***

6. Planning Decisions, Appeals and Appeals Decisions

Members **received** and **noted** the following decisions:

APP/U2235/W/17/3191553 **Land to the north of Street Farm Cottages, Boxley.**

APP/U2235/W/18/3194811 **The Pump House, Forstal Road.**

MC/18/0556 - **Gibraltar Farm, Ham Lane, Hempstead, Gillingham.**

18/502213 **The Firs Boxley Road,** retrospective application for the construction of a detached garage to the front of the property.

7. Highways and Byways

7.1 Roundabout sponsorship. Members **noted** that the parish office is still waiting a response from KCC for permission to sponsor the KIMS roundabout. As this has not been forthcoming despite reminders it was **agreed** that this would be escalated, by the Chair Cllr Wendy Hinder.

7.2 Flooding in parish. Members **received** and **noted** the Clerk's update on flooding issues in the parish that have been reported to KCC.

7.3 Drainage in parish. Members **received** and **noted** the clerk's report on KCC's planned and targeted drainage maintenance in the county.

7.4 KCC programmed Tree Work. **Received** and **noted.**

7.5 MBC grounds maintenance, cutting regime. Members considered the recent cutting of the verge at Grovewood Drive North. Members **agreed** with Cllr Wendy Hinder's suggestion to write to MBC asking them to amend their maintenance of the verges to allow for wild meadows to grow and to include a one metre width cut adjacent to footways. It was **agreed** to defer to the Clerk for advice as which areas could be nominated. **Action office.**

7.6 MBC Consultation on Dog Control Measures. Members **received** and **noted** the clerk's report and Cllr Brindle suggested that all members of the Parish Council complete the online survey. **Action Councillors.**

8. **Franklin Drive Play Area.**
Members **received** and considered the Clerk's report. Cllr Hollands proposed that authorisation is given to the Clerk to organise the installation of play equipment subject to the relevant paperwork being obtained from Gallagher's with all in favour. Members asked when the equipment would be insured if it wasn't already. **Action Clerk.**
9. **Policy and Procedures**
None submitted for consideration.
10. **Members Reports**
None submitted for consideration.
11. **Volunteer Groups**
Cllr Ivor Davies reported that a WWG meeting had taken place the week prior and explained the work that has taken place on Springate Pond. He also informed members a new rake had been purchased to clean it.
12. **Matters for Information**
None submitted for consideration.
13. **Items for Next Agenda**
KCC Rights of Way Improvement Plan 2018 – 2028 consultation. To be placed on the next agenda.
14. **Next Meeting**
Next Environment Committee meeting 13 August at Beechen Hall commencing at 7:30pm.
15. **Enforcement and Section 106 updates from MBC**
None submitted for consideration.

Meeting closed at 9.04 pm.

Signed as a correct record of the proceedings.

Chairman Date