

**Minutes of the Environment Committee on Monday 17 September 2018 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.**

Present: Mrs W Hinder (Chairman), Mrs A Brindle, Ms L Clarke, Mr J Constable, Mr I Davies, Mr B Hinder and Mr J Willmott, together with Mrs P Bowdery (Clerk) and two members representatives of Cobtree Golf Club.

- 1 **Apologies and absences**  
Cllr D Hollands
- 2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**  
None declared.
3. **Minutes of the Meeting 13 August 2018.**  
The minutes were **agreed** and **signed** as a correct record.

The meeting was adjourned to allow members to receive a presentation on the proposed changes to the golf course which would enhance the facilities, including a new clubhouse, gym and studio. The aim was for it to become more of an activity centre. A planning application was submitted to MBC in August. The Chairman thanked the representatives for attending.

4. **Matters Arising from the Minutes**
  - 4.1 Minute 3140/4.1 Ancient Woodland and TPOs. The issue will be taken to KALC/MBC meeting on 24 September 2018. **Noted**
  - 4.2 Minute 3140/4.2 Traffic Speeds, Boxley Road/Beechen Bank Road. The Medway Council's response to Helen Whately MP that it would monitor the situation was **received** and **noted. No further action.**
  - 4.3 Minute 3140/4.3 Fixed plate pedestrian crossing signs Grovewood Drive North. Installation planned for July/August. Cllr Brindle offered to check that these had been erected. **Action: Cllr Brindle.**
  - 4.4 Minute 3140/4.5 Yellow lines at junctions along Provender Way. The Chairman had been informed that the lines would be installed on the junctions of Provender Way. She has raised the issue of the need for yellow lines at Franklin Drive Junction and the officer would investigate whether funding was available. **Noted.**
  - 4.5 Minute 3141/4.6 Chatham Road Sandling new road layout. Work ordered to place another bollard to stop HGVs being able to squeeze in. **Noted.** The Chairman and Cllr Bob Hinder said they would check whether it had been installed. **Action Cllrs Bob and Wendy Hinder.**
  - 4.6 Minute 3141/4.7 Speed cushions, Boxley Village. KCC is having to replace some of the cushions and the ramp outside the public house would be raised slightly higher. KCC had been questioned as to whether full width humps rather than cushions would be better. **Noted.**
  - 4.7 Minute 3141/4.8 Parking hotline. Details were sent to Maidstone KALC with a request that this is considered by the committee. Cllr Davies will raise the issue if it is not included on the agenda. **Action Cllr Ivor Davies.**
  - 4.8 Minute 3141/4.9 Junction 3 M2. Helen Whately meeting with Highway England. Response awaited. Cllr Bob Hinder notified the meeting that he had sent an e-mail to the MP requesting an update. **Noted.**
  - 4.9 Minute 3141/4.10 Pothole app. County Councillor Carter has been contacted about reconsidering a mobile app for reporting potholes but no response has been received. **Agreed no further action unless a response is received.**
  - 4.10 Minute 3144/7.1 Highway Flooding and Drainage Report. Dealt with at item 7.1
  - 4.11 Minute 3144/7.2 Programmed Tree Work along Boxley Road/Beechen Bank Road. KCC Highways have requested that KCC Property Services undertake work on the trees on their land. **Noted.**
  - 4.12 Minute 3144/8 M20 junction 7 Planned Improvements. KCC will be holding local events and providing newsletters for key stakeholders, Members, Parishes, businesses etc.

As the promised further details had not materialised the Clerk was asked to contact KCC. **Action: Clerk.**

4.13 Minute 3144/8 Gidds Pond Cottages off street parking provision. The Clerk was asked to go back through old KIMS planning applications to try to find out what if any conditions were placed about providing off street car parking. **Action: Clerk.**

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

## 5. **Planning Applications for Consideration**

18/504679/TPO/PAHE TPO application to T1 Oak - Lift canopy to give 7m ground clearance, remove 1x limb @ 7m to SW which is rubbing main stem (Tree approx 18m tall), T2 Oak - Remove 1x pendulous limb growing directly towards bungalow, T3 Hornbeam group - Prune back sections of the canopy which overhang the garden by 3-4m (Leaving approx 2-3m). Cossington Road Walderslade.

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

18/504661/FULL Raising of roof height to rear together with a single storey extension at Weaving Street Weaving.

*The parish council has no material planning reason to object.*

18/504426/OUT Outline Application for a detached dwelling with access being sought. Matters of appearance, landscaping, layout and scale are reserved for further considerations. Land Adj To Red Roof Boxley Road Walderslade.

*The parish council wishes to object and asks that the application is reported to the Planning Committee if this view is not shared by the planning officer. The reasons for objection are:*

- *The site, as far as the parish council is aware, has never had a commercial yard classification and is thus a greenfield site. If the site is considered part of a garden then it is excluded from the definition of a brownfield site.*
- *This development is contrary to Policy DM1. In the vicinity of this site the locality is characterised by sporadic frontage residential development separated by 'green' gaps and this area is one of those green gaps. The introduction of another large building close to the road will therefore result in further urbanisation and would have an adverse impact on the character of the streetscene.*

18/504453/FULL Proposed single storey rear extension, including lowering of ground level in rear garden. Grove Green Lane Weaving.

*The parish council has no material planning reason to object.*

18/504667/FULL Garage conversion into habitable accommodation, including internal alterations. Woodlands Walderslade.

*The parish council has no material planning reason to object.*

18/504578/FULL Demolition of existing conservatory and erection of a new single storey rear extension at Meadowdown, Weaving.

*The parish council has no material planning reason to object.*

18/504580/TPO TPO Application T1 Oak, Crown reduce by 40% (tree is adjacent to 51 Bargrove Rd). Suspected root rot (*collybia fusipes*) at Bargrove Road, Maidstone.

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

Proposed Base Station Installation Grass Verge on Ashford Road, adjacent to bus stop, Grove, Green, Maidstone, Kent, ME14 5SY (NGR E: 577823 N: 155503) – The removal of the existing 12.5m slim-line monopole supporting 3 no shrouded antennas and 1 GPS module, 1 no additional side pod enclosure, 1 no replacement meter cabinet and ancillary development thereto.

*Noted.*

18/504735/FULL - Proposed single storey rear extension with internal alterations. Loft conversion with dormer to rear and 2 no. roof lights to front. Changes to fenestration of porch and side elevation. Highridge Close Weaving.

*Wish to object, the length and size is disproportionate to the original dwelling and would have an adverse impact on neighbouring properties due to loss of visual amenity.*

*No details of a loft conversion with a dormer to the rear were included in the plans and the two roof lights to the front are actually to the rear.*

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

18/500346 Lordswood Urban Extension, 115 dwellings on land adjacent to Gleamingwood Drive. REFUSED. Members **received** and **noted** Cllr Davies's report on his attendance at the 6th September MBC Planning Committee. The Chairman thanked him for attending on behalf of the parish council.

## 7. **Highways and Byways**

7.1 Drainage and Flooding Report. Cllr Bob Hinder informed members that he had been notified that the report would not be included on the MJTB agenda, but it had instead been sent directly to KCC with a request for the issues to be investigated. Members were informed that a Drainage Officer had contacted the parish office and other officers had been seen in the Walderslade area. KCC has ordered a CCTV investigation of a chamber and drain at the Boxley Road/Longwood flood site. **Noted.**

7.2 Speed Surveys Lidsing area. Members **received** and **noted** the Clerk's report that traffic surveys had been uncovered for the Lordswood and Walderslade area. In view of the available statistics the Chairman proposed that a traffic survey is organised for either the north or south of Boxley Village, members wanted to know the number of vehicle movements through the village. **Agreed. Action: Clerk.** Funding of the survey is to come from Street Maintenance Budget.

7.3 Grove Green and Weaving Informal Working Group. Cllr Constable gave a verbal report on a recent meeting and thanked councillors and the Clerk for information supplied to them. The members will now be making contact with other parishes to identify and share concerns. Information will then be collected and drawn together to create a report. Another meeting was being arranged for the end of September.

7.4 Parking issues at Sandling Village. Having discussed the issues some residents were facing members **agreed** to monitor developments. The Clerk confirmed that the PCSO was now involved and that residents had been asked to keep a log of any problems. **Noted.**

7.5 Hedge landscaping issue at Sandling Village. The Clerk was asked to investigate the planning condition and report any breach to MBC. **Action: Clerk.**

## 8. **Bulky Refuse Freighter Service**

Members **received** and **noted** the response from MBC that the service would not be reinstated. No further action was identified.

Cllr Bob Hinder informed members that KCC was undertaking a consultation on its proposal to bring in charges for disposing of some forms of waste e.g. hardcore at its site. Members requested that this be placed on the next agenda for discussion and that residents be informed of the consultation. **Action: Clerk.**

## 9. **Policy and Procedures**

Pre application discussions, policy and procedure (review). **Approved.**

## 10. **Members Reports**

Cllr Bob Hinder notified members that the Boxley Warren Management Committee were looking to create a third pond in Boxley Warren. It has been suggested that the parish council could apply to the Old Chalk New Downs Project for a grant to create a new pond, the parish council would be responsible for managing the project. Members **agreed** that at the current time and with many outstanding projects it did not have the resources to undertake the work and Cllr Hinder was asked to reply to that effect. Cllr Hinder and the

Clerk to liaise to see if there was any other way to get the work undertaken without the involvement of the parish council. **Action: Cllr Bob Hinder and Clerk.**

11. **Volunteer Groups**

No reports were received.

12. **Matters for Information**

There were none.

13. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 28 September 2018. Members are asked to submit any projects requiring budget provision in 2019/2020. **Noted.**

14. **New item. Daffodils**

Members **agreed** to purchase more daffodil bulbs for planting. Due to the poor showing of last year’s native bulbs members requested commercial bulbs be purchased from the Street Maintenance Budget. After discussion it was **agreed** that commercial bulbs were not to be planted on Grove Wood Drive North verge where the wildflower seeding was due to take place. **Action: Office.**

15. **Next Meeting**

8th October 2018 at Beechen Hall commencing at 7:30pm.

In view of the confidential nature on the next item the Chairman excluded the public and press from the meeting.

16. **Land Adjacent to Impton Lane**

Members **received** and **noted** the Clerk’s report. The situation to be monitored and reported back to members if there is any development.

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

There were none.

Meeting closed at 9.45 pm.

Signed as a correct record of the proceedings.

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