**Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 10 June 2024, commencing at 7.30pm.**

**Present**: B Hinder – Chairman, I Davies, C Sheppard, A Brindle, J Akehurst, M Beckwith, M Cox and P Mclean along with Mrs D Baylis (Parish Clerk) and Cllr S Thompson

1. **Apologies and absences**

Cllr H Bryant – apologies accepted.

2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**

None.

1. **Minutes of the Meeting held on 13 May 2024**

Agreed.

It was proposed by Cllr Mclean seconded by Cllr Sheppard and all agreed to exclude members of the public from the Confidential section.

1. **Matters Arising from the Minutes**

Minute 3854 public session. The Parking Leaflet has not been generated yet. Cllr Sheppard said that he would be happy to distribute it when it was ready. The Clerk was asked to look at the STEM schools Travel Plan. It was proposed by Cllr Hinder, seconded by Cllr Cox and all agreed that the STEM school would be asked to distribute information on drop-off and pick-up parking asking them to ‘respect our neighbours’. The Clerk would draft both documents and circulate to members.

**Public Session at the discretion of the Chairman. Parishioners may address the meeting with regard to any item on the Agenda (time limited to 3 minutes per person). Items not on the Agenda must be submitted to the Clerk in advance of the meeting. Non-parishioners are only able to address the meeting at the invitation of the Chairman.**

1. **Planning Applications for Consideration – DECISION**

**24/502005/FULL 35 Abigail Crescent, Walderslade, ME5 9DZ**

Proposed garage conversion.

**Boxley Parish Council** have no material planning reasons to object to this application but do have concerns that the loss of the garage will result in their being no parking on the property leading to increased parking on the road.

**24/502172/TPOA 12 Cinnabar Close, Walderslade, ME5 9PF**

Proposal: Tree Preservation Order Application: Maple Tree – reduction of the Maple Tree by 4m in height and 3m in diameter. The current height of the tree is 10 meters and current diameter of foliage is 6 meters. The intended height after pruning is 6 meters and the intended width of foliage is 3 meters, due to loss of light.

**Boxley Parish Council** defer to the views of the Tree Officer.

**24/502254/ADJ Land East Of A229 And West Of Old Chatham Road Aylesford Kent**

Adjoining Authority Consultation - Change of use of field for dog walking for a temporary period of 3 years.

Tonbridge and Malling planning reference 24/00795/PA

**Boxley Parish Council** object to this application for the following reasons:

1. The plans are very basic and do not show enough detail.
2. The single parking space shown is not enough for this purpose. Traffic on Old Chatham Road is coming from off the A229 dual carriageway and the limit goes from 70-40mph in a very short distance. This road from the start of the 40mph limit is a Clearway with no parking permitted.
3. There is nowhere to park alongside this field. Most dog fields have paid timed slots with the next person not allowed access until the previous person has left. There is no provision for parking to allow this to happen safely. Currently there is not enough safe parking for opening of the 2 access gates.
4. This field is not suitably fenced for containing dogs. As this field directly borders the A229 escaped dogs could cause a major incident on this fast moving road.
5. Most of these dog walking fields are advertised with difficult and untrained dogs in mind which gives safety concerns as to how this would be managed.

This application does not give sufficient detail as to how these concerns will be managed and we would like to see further plans submitted which would address all of these issues especially the provision of secure fencing and adequate parking.

If the Case Officer is minded to approval, Boxley Parish Council would like this application to be determined by the Planning Committee.

**24/502237/SUB St Marys And All Saints Church The Street Boxley Kent ME14 3DX**

Submission of details pursuant to condition 3 - full details of the mortar mix and style of any new pointing to be used in the carrying out of the works, in relation to planning permission 24/501240/LBC.

**Boxley Parish Council** wish to see this application approved.

**24/502194/FULL 7 Restharrow Road Weavering Kent ME14 5UH**

Erection of a residential outbuilding (part retrospective).

**Boxley Parish Council** object to this application for the following reasons:

1. It is overly large for the site.
2. It is over height. The 10ft height of the building is overbearing for all neighbouring properties.
3. It is les than 1 metre from the boundary fence and the side window opens into the neighbours garden creating a loss of privacy.
4. Properties in this area are in close proximity and the likelihood of noise disturbance is very high.

If the Case Officer is minded to approval, Boxley Parish Council would like this application to be determined by the Planning Committee.

**24/502156/LAWPRO Runsell Grange Yelsted Lane Boxley Kent ME14 3EJ**

Lawful Development Certificate for proposed stationing of mobile home for the use of an annexe to the existing dwelling.

It was decided to make no comment on this application.

**24/502135/NMAMD 2 Lombardy Drive Maidstone Kent ME14 5TA**

Non-Material Amendment to application 22/501085/FULL: To clad the front of the existing dwelling, starting from the top of the downstairs windows up to the underside of the soffit, on the front facade of house. This will match the extension approved, it will make the house look aesthetically pleasing and also blend the extension with the original house.

**Boxley Parish Council** have no material planning reasons to object to this application.

**24/502140/LAWPRO 16 Golden Wood Close Boxley Kent ME5 8XA**

Lawful Development Certificate for proposed demolition of existing conservatory and erection of a single storey rear extension with mono pitched roof and 3no. rooflights and removal of existing external wall to create an open plan kitchen / diner / snug.

**Boxley Parish Council** have no material planning reasons to object to this application.

1. **Ratifications**

None on this Agenda.

The Chairman reminded members of the importance of replying to requests for planning responses when sent out by the Clerk.

1. **Planning Decisions, Appeals and Appeals Decisions**

Report noted.

It was agreed that Cllr Cox would represent BPC at the Appeal for application APP/U2235/W/24/3339812, Westfield Yard, Old Lidsing Road, Lidsing being held on 16 July at 10am at Maidstone House.

1. **Highways and Byways – DECISION**
   1. **Highways Improvement Plan.**

No update for this Agenda.

* 1. **Junction 3 of the M2/Bluebell Hill**

No update for this Agenda.

* 1. **A249 Bearsted Road Major Infrastructure Project**.

It was agreed that a letter will be written to Simon Jones and Sir Paul Carter regarding the discontinuation of this project due to lack of funds.

* 1. **Lower Thames Crossing update**

Report noted.

* 1. **Boxley Village**

The speed survey has been booked for the end of June and will be in the same 3 locations as previous surveys.

* 1. **Any Highways issues raised at the meeting**

The Coldharbour Roundabout night closures had been published and circulated via Community Alert to residents.

1. **Policy and Procedure – Review**

None on this Agenda.

1. **Task List**

It was proposed by Cllr Sheppard, seconded by Cllr Mclean and all agreed to add the installation of a locking bollard on the footpath into Walderslade Woods from Alexandra Glen following the incidents last week onto the Task List for immediate action, purchase and installation.

1. **Members and Officer’s Reports**
2. **Residents’ Concerns**

It was agreed to add 20mph speed limit request and no HGV signage for Styles Lane in Boxley village to the HIP. Cllr Brindle would also try and get this road added to the plans by the Joint Parishes Working Group.

1. **Benches for Weavering Diamond Jubilee Orchard**

It was proposed by Cllr Mclean, seconded by Cllr Shepard and all agreed to purchase 2 new benches for the orchard.

1. **Volunteer Groups**

It was noted that no reports have been received from any of the volunteer groups for some time.

1. **Items for Next Agenda**

None put forward at this meeting.

1. **Next Meeting**

Next Environment Committee meeting 10 July 2024.

**In view of the confidential nature of the item about to be transacted, it is advised that the public and press will be excluded from the meeting for the duration of the following items**.

1. **Enforcement and CIL/Section 106 updates from MBC**

It was proposed by Cllr Mclean, seconded by Cllr Sheppard and all agreed to purchase the insect habitats and nestboxes for Beechen Hall and Walderslade Woodland at a cost of £1,941.79. £1,000 to come from a grant from Sir Paul Carter, BPC’s Kent County Councillor and the rest to come from the CIL fund. The items for Beechen Hall are part of the Biodiversity Plan for the approved planning applications.

1. **Boarley Lane Verge**

The Clerk reported that Sir Paul Carter was looking into this again.

1. **Making Space for Nature**

It was proposed by Cllr Mclean, seconded by Cllr Sheppard and all agreed that the first survey be completed. Every Councillor would compile a list of sites for inclusion from their own areas which would then be collated and submitted. Councillors can also complete the survey as individuals.

Meeting closed at 21.15

Signed as a correct record of the proceedings.

Chairman ……………………………………………….. Date ………………………………………………………..