

Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 11 December 2023, commencing at 7.30pm.

Present: A Brindle – Acting Chairman, I Davies, C Sheppard and P Mclean along with Mrs D Baylis (Parish Clerk)

1 Apologies and absences

Cllrs P Huntingford, B Hinder, H Bryant. M Beckwith and N Zand – apologies accepted.

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Mclean knew the applicants of number 23/504849/FULL and would abstain from item 6.

3. Minutes of the Meeting held on 13 November 2023

Agreed.

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

4. Matters Arising from the Minutes

None

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.

No members of the public were present.

5. Planning Applications for Consideration – DECISION

23/504605/ADV Unit C, Aylesford Wharf, Forstal Road, Aylesford

Advertisement Consent for 1no. internally illuminated 'Laguna Motorcycles' fascia sign, 2no internally illuminated 'Triumph' hanging fascia signs, 1no. internally 'Triumph' logo sign, and 1no. 'Aylesford Wharf' fascia sign

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

23/504604/FULL Unit C, Aylesford Wharf, Forstal Road, Aylesford, ME20 7AD

Alterations to floor mexxanine, including raising of roof height to existing side annex (part retrospective)

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

23/505431/TPOA 1 Ploughmans Way, Boxley, ME5 9DE

TPO application to fell two Ash trees, trim back one Chestnut tree to boundary.

Boxley Parish Council defer to the views of the Tree Officer

23/505433/LAWPRO 12B Greensands Boxley Kent ME5 9DQ

Lawful Development Certificate for proposed garage conversion into self contained Annexe.

If this proposed development is within the parameters of a Lawful Development Certificate then Boxley Parish Council have no material planning reasons to object to this application.

23/505413/NMAMD Lordswood Urban Extension Gleamingwood Drive Lordswood Kent

Non Material Amendment to 18/505455/REM : Approval of Reserved Matters for Access, Appearance, Landscaping, Layout, and Scale, pursuant of 15/503359/OUT - Outline application with all matters reserved for residential development (approx 89 dwellings) plus open space, biomass plant and access road (plus emergency access).

Boxley Parish Council object to this application because there are still no details provided for the biomass boiler as required by the decision notice for 21/500658/OUT.

If other sustainable measures are to be implemented instead of the biomass plant then details of the size, number, locations and overall energy-generation capacity need to be provided before the development goes above DPC level.

Boxley Parish Council are concerned that these requirements have not been met given that construction has already commenced and the submitted designs do not show any solar panels or other means of sustainable energy provision.

23/505448/PNEXT Avalon Boxley Road Walderslade Chatham Kent ME5 9JE

Prior notification for a proposed single storey rear extension which: A) Extends by 5.1 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.1 metres from the natural ground level. C) Has a height of 3 metres at the eaves from the natural ground level.

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

23/505402/TPOA 44 Lombardy Drive Maidstone Kent ME14 5TB

Tree Preservation Order application : T1 Holm Oak to be pruned back to remove the last three years growth. Reduced to 12m from ground level and a radial crown spread of 5m. The Tree is very big and restricts the amount of light coming into our garden.

Boxley Parish Council defer to the views of the Tree Officer

23/504980/FULL Maidstone Innovation Centre, Gidds Pond Way, Weaving, ME14 5FY

Change of use of the existing building from use as offices and research and development (Use Class E(g) (i) and (ii)) to use as offices, research and development and medical services (Use Class (E (g) (i) and (ii) and Use Class E (e).

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

6. **Ratifications**

It was proposed by Cllr I Davies, seconded by Cllr C Sheppard and all agreed that the ratification of the planning responses made out of meeting be made.

7. **Planning Decisions, Appeals and Appeals Decisions**

Noted.

8. **Highways and Byways – DECISION**

8.1 Highways Improvement Plan.

No updates.

8.2 Junction 3 of the M2/Bluebell Hill

No further updates.

8.3 A249 Bearsted Road Major Infrastructure Project.

The works have started on the new access route to Newnham Court.

8.4 Boxley Village

It was proposed by Cllr C Shepard, seconded by Cllr P Mclean and all agreed that the proposed plans for roundels, signs and slow markings be approved.

8.5 Lower Thames Crossing

No update

8.6 Any Highways issues raised at the meeting

BPC was joining with other parish councils to have a collective view of highways issues that affect more than one parish. The first meeting is proposed for February.

Cllr Sheppard had been in contact with the Parking officer at MBC regarding the continued bad parking from school parents on Grovewood Drive South who were ignoring the recently installed double yellow lines. He had had a good response and it seemed to be working as the parking situation had eased.

9. Policy and Procedure – Review

None on this Agenda.

10. Task List

Item 1. Skips and skip trailers being parked on Impton Lane

Cllr H Bryant has given the details of the skip company to community Beat Officer Jacob Troth and the police would be speaking to them.

Item 3. Path Adjacent to Weaving Village Hall

This piece of land is adjacent to the Weaving hall frontage on the left hand side and is part of the play area boundary. There are edge stones visible below the surface denoting the boundary edge. This is a gated access point to the play area. As it is part of the play area entrance it should be the responsibility of MBC.

**11. Members and Officer's Reports**

Cllr H Bryant is working with Community Beat Officer Jacob Troth on the nuisance bikes and quad bikes in Walderslade Woods and has given him several pieces of footage. She will continue to submit evidence as it is acquired.

12. **Residents' Concerns**

A resident had been in touch regarding the amount of uncleared leaves in the Walderslade area. The Clerk had seen road sweepers out and about. It was agreed to monitor the situation.

13. **Playground for Sandling**

No further update.

14. **Consultations**

None on this Agenda

15. **Volunteer Groups**

No reports received.

16. **Items for Next Agenda**

It was agreed to put the Highways Improvement Plan on the next Parish Council Agenda.

17. **Next Meeting**

Next Environment Committee meeting 8 January 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.

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

No CIL received.

Meeting closed at 20.46.

Signed as a correct record of the proceedings.

Chairman Date