

Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 14 September 2026, commencing at 6.30pm.

Present: Cllrs R Dines (Chair), I Davies, V Jones (Minutes), P Sullivan, V Kellaway and N Zand

1 Apologies and absences

Apologies Cllrs J Akehurst, Cllr A Brindle, Cllr A. Adams and S Thompson
Absent: Cllr C English and D Bayliss (Clerk)

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

None declared.

3 Motion to exclude the press and public from the meeting for all items in the Confidential Section.

It was proposed by Cllr Jones, seconded by Cllr Dines and all agreed to exclude members of the press and public from all items in the confidential section.

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 in attendance.

4 Minutes of the Meeting held on 13 July 2026

The minutes were agreed by Cllrs and signed by the Chair.

5 Minutes of the meeting held on 10 August 2026

The minutes were agreed with slight amendments to the table of action points (AP7 & AP10) and signed by the Chair.

6 Matters Arising from the Minutes

Matters arising from the Minutes of the meeting of 13 July 2026

Action Points	Actions	Clerk or Cllr	Completed or Agenda Item on 14-09-26
AP12	Obtain a parking feasibility study for Boxley village	Clerk	Item 10.6

Matters arising from the Minutes of the meeting of 10 August 2026

Action Points	Actions	Clerk or Cllr	Completed or Agenda Item on 14-09-26
AP1	Amend minutes from 13 July and add to next committee agenda for approval	Clerk	Item 4
AP2	Write to MBC Case Officer and withdraw BPC's objection	Clerk	Completed
AP3	Make the agreed planning responses	Clerk	Completed
AP4a	Amend HIP and circulate to Environment Committee prior to 14 September 2026	Clerk	Completed
AP4b	Report Weaving Street overgrown hedge again to KCC	Clerk	Completed
AP5	Circulate the BPC objection made and additional comments	Clerk	Completed
AP6	Arrange a site visit with KCC Highways, Cllr Dines, Cllr Akehurst and Cllr Kellaway	Clerk	Completed
AP7	Research legacy signage with MBC's Heritage Officer (Hockers Lane fingerpost).	Cllr AB	Item 10.5

AP8	Provide Cllr Brindle with the contact details for MBC's Heritage Officer (Hockers Lane fingerpost)	Cllr ST	Item 10.5
AP9	Report overgrown vegetation along the pathway from Grange Lane to Boxley Road	Clerk	Completed
AP10	Circulate email to Cllrs that informed Counsel of the Hearing dates and his reply.	Clerk	Item 16.4
AP11	Sandling interpretation board - look at details and source quotations.	Clerk Cllr VK	Item 16.5
AP12	Circulate 5 Year Plan with comments by the end of August and add to September's Full Council agenda.	Clerk	Completed Item 11
AP13	Obtain a parking feasibility study for Boxley village	Clerk	Item 10.6

7 **Planning Applications for Consideration**

26/503121/FULL Land East of Gleamingwood Drive, Lordswood, Kent

Section 73 - application for minor material amendment to approved plans condition 1 (to allow alterations to elevations, windows and doors, changes to the layout of plots 17 to 89, and removal of the remaining unbuilt carports) pursuant to 18/505455/REMM for – Approval of Reserved Matters for Access, Appearance, Landscaping, Layout and Scale pursuant of 15/503359/OUT – Outline application with all matters reserves for residential development (approx. 89 dwellings) plus open space, biomass plant and access road (plus emergency access).

Boxley Parish Council to object to the proposal to remove the affordable housing quota and to raise concerns regarding the emergency exit onto Westfield Sole Road. The gates that have been provided have apparently been left unlocked and there is potential for access or egress by unauthorised vehicles. Cllrs would also like to see a strategic approach to the provision of a safe route for pedestrians and cyclists travelling between the Gleamingwood Drive development and the proposed Lidsing Village Centre and further afield as part of a properly planned network.

26/503298/PN7M School Of Science And Technology Maidstone New Cut Road Maidstone Kent ME14 5GQ

Prior notification for proposed erection of a two storey classroom block comprising 8no. general teaching rooms, an office, storage, plant room, WC facilities, a lift and 2 staircases. There will be 2 access paths. For its prior approval to transport and highways impacts of the proposed development. - The design and external appearance of the erection, extension or alteration; or - The impact of the development on heritage and archaeology.

Boxley Parish Council are concerned about the intensification of the site and the addition parking required resulting from the erection of a two story classroom block.

26/503196/PNR Abbey Gate Grain Store Abbey Farm Boarley Lane Sandling Kent ME14 3BT

Prior notification for the change of use of part of a building from agricultural use to a flexible commercial use falling within Class B8 of the schedule to the Use Classes Order. For its prior approval to: 1. Transport and Highways impacts of the development. 2. Noise impacts of the development. 3. Contamination risks on the site. 4. Flooding risks on the site.

Boxley Parish Council are concerned about the detrimental effect on the National Landscape, additional transport movements and parking issues which a change of use may create.

ACTION POINT 1: Clerk to submit comments to MBC.

8 **Ratifications**

Noted and unanimously agreed.

9 **Planning Decisions, Appeals and Appeals Decisions**

Noted.

10 **Highways and Byways**

10.1 Highways Improvement Plan – Pre-Submission Draft

Amendments discussed and agreed. Document to be submitted to KCC informally together with a formal HIP submission for the first 6 schemes on the list.

ACTION POINT 2: Cllr Dines to make amendments. Clerk to submit to KCC.

10.2 A229 Bluebell Hill Improvement Scheme

Cllrs welcomed the letter submitted to the Secretary of State by MBC Cllr Tony Harwood and asked that a letter of thanks be sent to Cllr Harwood.

ACTION POINT 3: Clerk to send letter of thanks to Cllr Harwood.

10.3 Speedwatch

Deferred to next meeting.

ACTION POINT 4: Add Speedwatch to the next agenda.

10.4 Sandling Lane – Parking Issues

Cllrs Dines and Kellaway provided an update of the meeting held with KCC Highways. Highways will be referring some issues to the KCC Active Travel Team. Cllr Kellaway discussed a possible informal consultation with residents regarding lowering the speed limit. Before this can happen, more information is to be sought from KCC.

ACTION POINT 5: Cllr Dines to liaise with KCC to secure a map of the area to assist the informal consultation.

10.5 Hockers Lane – Fingerpost

Deferred to next meeting.

ACTION POINT 6: Add Hockers Lane fingerpost to the next agenda.

10.6 Boxley Village – Parking Feasibility Study

As agreed, at the 13 July Environment Committee, quote to be obtained for a Boxley Village parking feasibility study.

ACTION POINT 7: Clerk to obtain quotes.

10.7 Boarley Lane – Land Registry Search

Cllrs requested clarification from the Clerk on the status of the land registry search specifically covering the Boarley Lane verge.

ACTION POINT 8: Clerk to provide clarification to Cllrs.

10.8 Any highways issues raised at the meeting.

None.

11 **Five Year Plan**

Working group to meet on Tuesday 29 September at Blacksmiths Barn, Bredhurst.

12 **Members' and Officers' Reports**

On 24 August 2026 Cllr Dines and volunteers had collected 14 bags of litter from the west end of Westfield Sole Road and the streets in the vicinity of the Lordswood Lane/Boxley Road/ Harp Farm Road Roundabout.

Cllr Davies stated the Malta Inn is now vacant, and it is not known if new tenants are expected.

13 **Residents' Concerns**

None.

14 **Items for Next Agenda**

A detailed above in the minutes.

15 **Next Meeting**

12 October 2026

16 **Confidential Section**

16.1 Enforcement and CIL/Section 106 updates from MBC
Noted.

16.2 ATC survey summary quotation
Cllr Dines proposed and seconded by Cllr Jones to obtain a summary report relating to this year's survey. For future ATC surveys, a quote to be obtained for the report to automatically be included with the survey quote.

ACTION POINT 9: Clerk to obtain a report for this year's surveys and to note instructions for next year.

16.3 Boxley House Planning Application traffic report quotation
Responses received from three contractors. Two were unable to quote. Cllr Jones proposed and seconded by Cllr Kellaway to accept the third quote.

ACTION POINT 10: Clerk to issue instructions and ensure advice received from Medway Local Plan traffic consultant has been shared.

16.4 Medway Local Plan Review
This is within the previously agreed budget. Cllr Jones proposed and seconded by Cllr Zand to accept Counsel's and transport consultant's fees.

ACTION POINT 11: Clerk to instruct Counsel and transport consultant.

16.5 Sandling interpretation board quotations
Cllr Kellaway proposed we defer the decision for the production of the interpretation board as quotes are required for the artwork. Once all quotes received, to be a future agenda item for this committee.

Meeting closed at 8:12pm.

Signed as a correct record of the proceedings.

Chair Date