



# BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk

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**To All Members of the Council, press and the public.**

4 November, 2013

There will be a meeting of the **Environment Committee** on **Monday 11 November 2013** at **Beechen Hall, Wildfell Close, Walderslade** commencing at 7.30 pm when it is proposed to transact the following business;

1. **Apologies and absences** (7.30)  
To receive and accept apologies for absence.
2. **Declaration of Interest or Lobbying.** (7.31)  
Members are required to declare any interests, dispensations, lobbying or changes to the Register of Interests.
3. **Minutes of the Meetings of 14 October 2013.** (7.33)  
To consider the minutes (previously circulated) of the meetings and if in order to sign as a true record.
4. **Matters Arising From Minutes.** (7.35)
  - 4.1 Minute 2577/4.1 Lordswood bike barriers: The office has received notification from MBC that the hoops have been installed the motorbike inhibitor will be installed in the next couple of days. It is hoped a verbal update will be available for the meeting.
  - 4.2 Minute 2577/4.3 Vegetation removal Grovewood Drive South: Design work is underway and an update should be available in time for the meeting.
  - 4.3 Minute 2580/10.1 Junction improvements at Lordswood Lane/Gleamingwood Drive: a response is awaited from KCCH&T. A plan of what signage and locations has been submitted awaiting costs.
  - 4.4 Minute 2580/10.2 Pedestrian crossing at Running Horse roundabout. Matter has been reported to KCCH&T. Awaiting response.
  - 4.5 Minute 2580/10.3 Yellow Lines at Provender Way – The situation has been reported to KCCH&T and MBC have sent a parking warden up to the site. Awaiting response.
  - 4.6 Minute 2580/13.2 Microchipping for Dogs – Dates are to be confirmed for January.

**To adjourn to allow members of the public to address the meeting.** (7.38)

5. **Planning Applications and Appeals for Consideration.** (7.48)  
See attached list (pages 3).
6. **Planning Applications and Appeals Decisions** (8.05)  
To receive details of any information received (page 3).
7. **Neighbourhood Development Plans.** (8.09)  
Due to annual leave, contact with companies will be made during late November.
8. **Maidstone Borough Local Plan.** (8.12)  
To receive any update received from MBC. See report on pages 3-4.

9. **Volunteer Groups.** (8.13)  
To receive reports on the various groups. See page 4-5.
10. **Highways and Byways.** (8.20)  
10.1 To consider any issues raised by Councillors or the residents  
10.2 Parish or Town Council Highways Survey 2013 – previously circulated email 18/10/2013 is there any Councillor who wishes to complete this survey.
11. **Policy and procedures review.** (8.40)  
11.1 Section 106 wish list (pages 6-9).
12. **2014/15 draft budget.** (9.10)  
To consider the draft budget (already circulated) and to consider any additional projects submitted by councillors.
13. **Matters for information.** (9.15)
14. **Next Meeting.** (9.16)  
Next full environment meeting 10 December 2013 at Beechen Hall commencing at 7.30 p.m. Items for the agenda must be with the parish office no later than 2 December 2013.
- In view of the confidential nature (personal details and data) on the Enforcement item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.
15. **Enforcement and Section 106 updates from MBC.** (9.17)  
To consider, if any received, confidential updates.

Pauline Bowdery  
Clerk to Boxley Parish Council.

In accordance with policy the meeting should close no later than 9.30 pm but the Chairman has devolved powers to extend it by 30 minutes.

Items to be returned to agenda: Minute 2492/4.2 (10/12/12) PRoW Round Wood valley, return to agenda December 2013; Minute 2558/5.3 Community Infrastructure Levy; Minute 2558/5.6 Local Green Spaces and historic sites.

**REPORTS ATTACHED TO ENVIRONMENT COMMITTEE AGENDA 11 November 2013.  
Members are reminded that the Chairman will assume that these papers have  
been read prior to the meeting.**

**Item 5 Planning Applications.** *Purpose of report:* To consider planning applications. Members' are reminded to consider possible section 106 requests or to suggest any conditions. Members are reminded that the paper versions are available from 7.00 pm

MA/13/1586 Retrospective application for the erection of a field shelter, fencing and access in connection with the sale of farm produce at the Land West of Harrow Public House, Westfield Sole Road, Boxley  
14/11/2013

MA/13/1797 Outline Application with all matters reserved to develop the site for residential (approx. 89 dwellings) with open space, access road and biomass heat and power plant at Lordswood Urban Extension, Gleamingwood Drive ME5 26/11/2013

MA/13/1760 Erection of detached bungalow at The Three Ashes, Boxley Road, Walderslade ME5 9JG.  
26/11/2013

MA/13/1821 Retrospective application for provision of enlarged bin store including pergola and fencing, two cycle stores and replacement paved area at 2 – 12 Orache Drive and 1 – 6 Gentian Close Weaving ME14 5UE.  
26/11/2013

TA/0144/13 Tree Preservation Order application: TPO No 1 of 1969: an application to carry out the following work to trees/hedges H1 (Leylandii Cypress Hedge) removal of regrowth, T2 (Cherry Tree) reduce crown by approximately 30% and reduce tree height from 8 metres to 5.5 metres, T3 (Sweet Chestnut Tree) reduce canopy height by 30%, lift canopy to allow 3 metre ground clearance and reduce tree height from 14 metres to 10 metres at 23 Abigail Crescent, Walderslade, ME5 9DZ.  
12/11/2013

TA/0160/13 To carry out tree maintenance on various trees covered by TPO's at 5 Wents Wood, Weaving ME14 5BL.  
25/11/2013

TA/0157/13 Tree preservation order, TPO No.1 of 1969 application for consent to fell 1 No. Hornbeam at 9 Greensands, Walderslade ME5 9DQ.  
26/11/2013

**Item 6 Planning Applications and Appeal Decisions.** *Purpose of report:* To consider any MBC decisions contrary to BPC views and appeal decisions.

MA/13/1160 retrospective application for the installation of two windows to the side elevation and erection of a marquee to rear of Fox & Goose Inn, Weaving Street – GRANTED with conditions paperwork will be available for members to view at 7pm.

**Item 8. Maidstone Borough Local Plan.** *Purpose of report:* Information only.

Maidstone Borough Council news release:  
23 October 2013  
Ref: HA/131015

Maidstone Council signs off first group of Local Plan policies

Maidstone Council has signed-off a suite of Local Plan policies in its next step towards approving the guidelines that will shape the development of the borough for the next 20 years.

Cabinet members were presented with 14 development management policies, which set high standards of design for the borough and the town centre.

They included criteria around the principles of good design for residential and economic development, and open spaces; sustainable design standards; guidance on the look of shop fronts and shopping areas; and requirements on residential extensions, conversions and redevelopment.

Two new policies were also put before members, which respond to emerging planning issues identified by the Planning, Transport and Development Overview and Scrutiny Committee and council officers.

New rules on renewable and low carbon energy schemes, such as solar farms and wind turbines, will be particularly welcome to rural communities in the borough. The guidelines state schemes must be appropriately sited and not conflict with landscape character or existing uses.

The policy also lists the requirements developers will need to demonstrate have been taken into account, such as noise, visual and heritage impact.

Policy DM8 addresses non-conforming uses in the borough and has been included to shore up policy around determining planning applications for activities that may impact negatively on residential amenity, landscape or ecology because of noise, noxious odours or increased traffic, particularly in rural areas.

Council officers will be presenting the next group of Local Plan policies, which will deal with development in the countryside, economic development, the town centre and urban areas, and affordable housing, at the Overview and Scrutiny Committee on 19 November and subsequently to the Cabinet on 4 December.

The Local Plan will help control the type and design of developments throughout the borough and protect our most valued countryside as well as outline the sites earmarked for potential development.

For more information about the Local Plan, visit

[www.maidstone.gov.uk/localplan](http://www.maidstone.gov.uk/localplan)<<http://www.maidstone.gov.uk/localplan>>.

**Item 9 Volunteer Groups.** *Purpose of report:* Information.

### **Status Report for October 2013.**

Unfortunately, we had to cancel our Task Days for this month, due to persistent rain.

Our next Task Day will be on the **3<sup>rd</sup> November**, to try and finish off our North plateau work. As we said at the start of the year, our Task Day for November would be early because of Remembrance Day being on the second Sunday. So, I look forward to seeing you on the 3<sup>rd</sup>.

There has been a major drive towards raising extra funding for the chipper this month. Applications were submitted to Kent County Council, Boxley Parish Council, Southern Water and hopefully, very soon, the Forestry Commission. For the chipper and everything else that has to go with it, we need just under £10,000. If we are successful with all our applications to date, we will have raised £6,500. I am now fully trained as a Heritage tree surveyor, which means I can now nominate trees for the national Heritage tree list. If you know of any trees locally, which you think may be of significance, and could be candidates for the list, please let me know.

Two members of our group are now qualified and certified, to use brush cutters. This should make us even more effective in the work we can perform.

In spite of the cancellation of our Task Days this month, we have managed several major jobs during the week, this month:

- removed major fallen trees from across the path in Tunbury valley;

- made safe two hung-up trees, also across Tunbury valley path;
- made a new (alternative) path around the bog near by the crossroads in Tunbury.

If anyone requires more information about any work we do during the week, please let me know. We held our AGM on the 17<sup>th</sup> September at Beechen Hall, the minutes for which are available. If anyone would like a copy, please let me know.

Just to give you plenty of warning, we are holding our quarterly meeting at Beechen Hall, on December 9th at 4pm.

**Item 11. Policy and procedures review. Section 106 Wish List** *Purpose of report:*  
Information and decision.

<b>106 wish list</b>	<b>Lead responsibility</b>	<b>complexity and impact</b>	<b>impact</b>	<b>prospects</b>	When idea first tabled	Date obj completed
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**Grove Green and surrounds**

Groewood Drive/New Cut junction improvements	Kent Highways	serious traffic management changes	large on traffic flows	poor and costly		
Improve TV Studio Roundabout design	Kent Highways	serious traffic management changes	large on traffic flows	poor and costly		
Improve TV Studio Roundabout design by road markings	Kent Highways	Simple white lining	large on traffic flows	good		
Improve width of Groewood Drive and install pedestrian refuges	Kent Highways	major changes path and road designs	encourages pedestrians	poor and costly		
VVPT always looking for funding of projects	VVPT Trust	Various high to low cost	interest groups mainly	good		
Anything on road design to alleviate congestion	Kent Highways	Various high to low cost	large on traffic flows	poor and costly		
Contributions to play areas (new and existing)	MBC and Boxley PC	Various high to low cost	Family activity and exercise	Low for MBC High for PC		
Traffic light management of traffic	Kent Highways	serious traffic management changes	large on traffic flows	Kent Clinic and access to business park will help		
Community facilities for young people	MBC and Boxley PC	could be simple on open spaces	Young people seen as creating ASB	low, Consultation always throws up objections		
Improve Weaving Street for pedestrians	Kent Highways	serious traffic management changes	Safety and traffic flows	poor and costly		

### **Village Halls**

Parish Council support the Halls and their community value and use	Trustees and Boxley PC	Various high to low cost	Community centres	good we have a grant application scheme		
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### **Walderslade/Lordswood**

Missing footways around Impton Lane	Kent Highways	Ransom Strips exist leading to high cost	Safety and pedestrianisation	poor and costly		
Roundwood project and facilities therein	KCC	evolving project, complex but supported	Positioned as a key community opportunity	good but a really complex relationship with KCC		Village Green status-01/13.
Community facilities for young people	MBC and Boxley PC	could be simple on open spaces	Area has only small children facilities	land in short supply. Adult recreation takes up space		
Speed reduction Wald Wds Rd	Kent Highways	major - traffic islands needed	Safety	poor	2010	Islands in Jan 2013
Westfield Sole Road improvements for traffic flow	Kent Highways	serious traffic management changes	a black spot for potential accidents - a rat run	low but woodland land adjoins this road. Could be land allocated for development		

**Other**

Land for recreational use and allotments	Landowners but Rochester Bridge Wardens key	Needs to be close to communities	Family activity and exercise	medium		Land purchased 05/12
School improvements of facilities	School Governors and KCC	Could be simple projects	schools key to creating life paths for children	good if politically acceptable		
Dual Carriageway road by Maidstone Crematorium	Kent Highways	serious traffic management changes	large on traffic flows	poor but Kent clinic and access to BP may help		
Roundabout names	Kent Highways	Could be simple	key landmarking of community areas	good if Kent highways have the will		
Passing places on narrow lanes in the Parish	Kent Highways	Land purchases and civil works involved	a black spot for potential accidents - a rat run	poor. Sat Navs and rat runs in a growing community		

BPC wishlist 2012

10/12/2012