



# Boxley

## PARISH COUNCIL

[www.boxleyparishcouncil.org.uk](http://www.boxleyparishcouncil.org.uk)

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**Clerk** Mrs Daniela Baylis

**Assistant Clerk** Mrs Melanie Fooks

## A G E N D A

### To All Members of the Council, Press and Public

There will be a meeting of the Environment Committee on Monday 10 January 2022 at 7.30pm.

1 **Apologies and absences**

To receive and accept apologies for absence.

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

Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.

### To adjourn to allow members of the public to address the meeting.

3. **Minutes of the Meeting held on 13 December 2021** (previously circulated)

To consider the minutes and if in order sign as a true record.

4. **Matters Arising from the Minutes**

4.1 Any other matters arising from the minutes not on the agenda.

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

To consider applications received. See report (page 3).

6. **Ratifications**

None on this Agenda.

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

To receive and consider any information. See report (page 3-4).

8. **Highways and Byways - DECISION**

8.1 Highways Improvement Plan.

8.2 Junction 3 of the M2.

8.3 A249 Bearsted Road Major Infrastructure Project.

8.4 Harp Farm Road – flooding.

8.5 To consider any issues raised at the meeting.

9. **Policy and Procedure – Review**

None on this agenda.

10. **Task List** (Page 4-5)

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

10.1 To receive any reports or notification of issues from members.

12. **Boxley Village Green**

13. **Residents' Concerns**  
None on this Agenda.
14. **Lidsing Garden Development**
15. **Consultations**  
None on this agenda.
16. **Volunteer Groups – INFORMATION**  
To receive any reports.
17. **Items for Next Agenda – DECISION**  
Requests for items to be included on the next agenda.
18. **Next Meeting**  
Next Environment Committee meeting 27 January 2022.

In view of the confidential nature (personal details and data) on the item about to be transacted, it is advised that the public and press will be excluded from the meeting for the duration of or part of the item.

18. **Enforcement and CIL/Section 106 updates from MBC (Page )**  
To consider any updates received.

*Daniela Baylis*

Daniela Baylis  
Clerk to Boxley Parish Council

Date: 5<sup>th</sup> January 2022

**Supporting agenda papers for the Environment Committee Meeting 10 January 2022.  
The Chairman will assume that these have been read prior to the meeting.**

Councillors wishing to suggest changes to any policy or procedure document in this agenda should notify the office, in writing, at least three working days in advance of the meeting to allow details to be circulated at the meeting (or in advance if particularly contentious).

**Item 5. Planning Applications for Consideration – DECISION**

**21/506718/TPOA 15 Ploughmans Way, Boxley, ME5 9DE**

TPO application to reduce one Ash tree by 5m to a height of 9m. Reduce lowest lateral limb overhanging the garden of no 15 Ploughmans Way by 3m, retaining a spread of 4m.

**21/506665/TPOA 20 MacGrory Drive, ME14 5GF**

TPO application to reduce the heights of the recently reduced trees to approx. 11m to match the height of the recently reduced trees at no 12. Shorten lateral growth house side to approx. 2m, overall crown spread will be 6m.

**21/506892/TCA Old Barn Grove Green, Weaving, ME14 5PX**

Notification of works to trees in a conservation area T2 and T3 (Silver Birch) – fell to ground level, G1 (silver Birch) – reduce by 30% final height 12mx2m and T1 (Oak) – reduce by 30% final height 12mx3m.

**Item 6. Ratifications**

**21/506586/TPOA Valley Park Community School, Huntsman Lane, Maidstone, ME14 5DT**

Tree Preservation Order Application: T1 Pine – fell to ground, T2 Goat Willow – fell to ground, T3 Sycamore – fell to ground. Various Elder surrounding the trees above that are dying or in a state of decline.

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

**21/506722/TPOA The Malta Inn, Sandling, ME14 3AS**

TPO Application: 1 x (T1) Willow – remove to 50mm above ground level

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

**21/506480/FULL 2 Forestdale Road, ME5 9NB**

Erection of an outbuilding and replacement balustrade and relocation of garden steps.

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

**21/506390/FULL New Meadow House, Weaving Street, ME14 5JH**

Demolition of conservatory. Erection of a single storey rear extension together with a new roof over existing single storey.

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

**21/505962/FULL Cherry Orchard, Court Lodge Farm, The Street, Boxley, ME14 3DX**

Erection of a three bedroom dwelling house.

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

- The proposal by reason of its design would result in an incongruous and discordant feature detrimental to the Boxley village street scene and conservation area within an AONB.

- If permitted, the scheme would expand the built area of Boxley to the detriment of the character and appearance of the Kent Downs AONB and North Downs Special Landscape Area.
- The development would represent an undesirable extension of the built up area of Boxley contrary to the aims of the Strategic Gap policy.
- Access is via the village green which is narrow and then a narrow access road both of which are unsuited to increased traffic.
- The proposal is not sustainable as it would encourage the use of the private motor vehicle to access services.
- It is development of a greenfield site.
- If the officer is minded to approve the Parish Council request the application be referred to the Planning Committee for determination.

## Item 7. Decisions

21/506076/NMAMD	Bredhurst Garden Centre Dunn Street Bredhurst Kent ME7 3ND	Non Material Amendment - 1) To re-position of plots 1 and 2. 2) To re-site plots 1 and 2 - 5m forward, 3) To relocate plots 1 and 2 garages from main driveway to boundary side subject to 17/502100/FULL.	Refused BPC objected
21/505890/FULL	23 Goldstone Walk Boxley Chatham Kent ME5 9QB	Change of use of amenity land to residential garden with the erection of a 1.8m high close boarded fence (part retrospective).	Granted
21/505847/FULL	12 Coltsfoot Drive Weaving Maidstone Kent ME14 5FP	Erection of a single storey rear extension.	Granted
21/505743/TPOA	6 Trotwood Close Boxley Chatham Kent ME5 9JU	TPO Application for 1 x Hazel (T1) - Reduce tree back to fence line pruning back by 2m retaining a canopy width of approximately 3.5m (as shown on photo), 1 x Ash (T4) - Fell tree due to excessive shading and 1 x Ash (T5) - Crown-lift tree over garden to a height of 6m.	Granted
21/505592/LBC	Lock House Allington Lock Castle Road Maidstone Kent ME16 0LU	Listed Building Consent for reconstruction of previously demolished stepped curtilage listed ragstone wall with a sloped profile and an opening for vehicle access. Alterations to east elevation of Lock House, including re-installation of original paving stone path and erection of railings to restrict access to the generator, and installation of a wooden box to cover power cables.	Granted
21/505257/FULL	Unit 5 Motorway Industrial Estate Forstal Road Aylesford Kent ME20 7AF	Retrospective application for a change of use from class E(g) to class B2 for vehicle repair workshop for the repair and maintenance of motor vehicles.	Granted
21/504423/FULL	Chiplime Construction Services Ltd	Proposed division of existing site to form new separate compound, including erection of	Granted

	Chiplime House Beddow Way Aylesford Kent ME20 7BT	new warehouse comprising of 3no. individual office units and creation of new access.	
21/503800/FULL	The Former Kcc Highways Depot Boxley Road Walderslade Chatham Kent ME5 9AX	Retrospective application for a change of use of the former KCC Highways Depot for the external storage of building materials at 3m high at the former KCC Highways Depot, Boxley, Maidstone.	Granted

### Item 11. Task List

## Task List January 2022

(Ongoing/**Completed**)

Date	Task	Update
13/12/2021	Clerk to contact Debbie Snook and get Cllr Shepard on the list of speakers	Completed. Awaiting response
13/12/2021	Parish Caretaker to reinstate bollard in Beechmore Drive	
13/12/2021	Report Harp Farm Road to Drainage team at KCC	Completed. Awaiting response
13/12/2021	Invite Mr Shorter to the next PC meeting	Completed. Awaiting response
8/11/2021	Arrange for printing and distribution of the Against Lidsing Flyer	Completed
8/11/2021	Amend letter to residents regarding Walderslade Woodlands	Completed
8/11/2021	Contact Jennie Watson regarding proposed bund works in Boxley Village	Completed. KCC have no plans to alter the speed table at the present time.
8/11/2021	Put proposal costs onto the HIP	Completed
18/10/2021	Obtain a cost for a footpath along Boxley Road/Beechen Bank	Completed
18/10/2021	Put in a complaint about the temporary traffic lights at the roundabout at the New Cut Road/Bearsted Road junction.	Reply received and circulated
18/10/2021	Obtain costs for a convex mirror for the Sandy Lane junction	Looking at sites and ownership of the land/procedure for installation. KCC will not install them as they are known to cause problems with dazzling. BPC could install on private land and would have to accept responsibility for any dazzling. 13/12/21 BPC Agreed not to go ahead
18/10/2021	Produce a report on the Boxley village speed survey results	Report on meeting Agenda 8 November 2021
18/10/2021	Contact KCC for new signs for Sandling	Done and new signs being installed
18/10/2021	Buy daffodil and tulip bulbs and put out a community alert for volunteer planters	Bulbs ordered and Community Alert sent out
18/10/2021	Contact Sandling resident regarding location, size and number of planters.	Done. Awaiting her detailed reply
18/10/2021	Create a button on the website for Against Lidsing development	Done and existing information loaded.

18/10/2021	Obtain figures for number of people accessing website	Completed
18/10/2021	Contact all Councillors inviting members to be a part of an 'Against Lidsing' working group.	Done
13/9/21	Report that East Lodge of New Cut Road had converted a garage into a habitable dwelling that was being lived in	Enforcement say that there is no case and no action will be taken.
13/9/21	Obtain an update on the activities of WWG and FOWH	WWG AGM organised for October
13/9/21	Draft letter to residents regarding Walderslade Woodland	Done. Letter being amended
13/9/21	Write to owner of land to left of Sandy Lane about cutting back trees to improve visibility	Contacted on 4/10/21
13/9/21	Installation of a convex mirror opposite Sandy Lane	This can be installed at BPC's cost with the permission of the landowner.
13/9/21	Report obstructed visibility splay on North side of junction between Brownlow Copse and Boxley Road	Reported. Work carried out.
12/7/21	Contact CPRE regarding large developments and request support	Contacted both national and Kent offices.
12/7/21	Beechmore Drive and Leybourne Close Contact MBC/KCC to get maintenance on bushes and shrubs dates for action	KCC will not cut until November unless dangerous
12/7/21	Press release regarding lack of grass cutting in borough for Facebook/Website	Nothing received from KCC.
12/7/21	Harp Farm Road Flooding	Report from MBC on 9 August Agenda
12/7/21	Dale Court motorbike inhibitor	No complaints received from residents
12/7/21	Speed survey, Boxley Village – clarification of length of time for survey.	All removed and survey results sent to all Councillors
12/7/21	Meeting with KCC Highways	Arranged for 21 September at 10am
12/7/21	Electric Charing Points for Village Halls	For July 2022 Agenda
14/6/21	Safety Audits request for Grovewood Drive South, Chiltern Hundreds public house to Notcutts roundabout and Weaving Street.	Clerk has requested a site meeting and awaiting a date from Jennie Watson who has a very full diary. She is suggesting a virtual meeting to discuss all issues on the HIP once the Boxley speed survey results are back. Safety Audit requests added to the HIP.
14/6/21	Updated list of who to contact for the website	This has been done and uploaded with links by Jane.
4/5/21	<b>Boxley Sign</b> Information on ownership/permission to renovate Quotation for renovation	Quotation received and on the Agenda for 12/7/21. KCC contacted regarding ownership/permission to do the work. They will come back to me once they have established responsibility. No update from KCC.
4/5/21	<b>MBC Planning Committee</b> It was agreed that the Clerk contacts the Clerk of the MBC planning committee to ascertain why the Parish Council was not notified and what procedure can be put in place to prevent this from happening in future.	MBC are sending a list of meeting dates to the Clerk so that she can check each Agenda for relevant Planning Applications. First list has been received.

4/5/21	<p><b>Cycle Track Walderslade Woods</b> A discussion took place regarding the informal cycle track in the woodlands and clarification has been requested again on the insurance risks associated with this to the Parish Council and the woodland management plan.</p>	Updated advice from the insurance company is to remove any jumps built.
4/5/21	<p><b>Planning Tracker for the website</b> Information and cost were circulated out of meeting. Cllr Salter proposed, seconded by Cllr Sheppard with all in favour of accepting the quote of £12.00 per year for this tool to be added to BPC's website which will make it easier for residents to track planning applications in the parish.</p>	This is now up and running

**Item 17. Enforcement/CIL**

No CIL received. Current total is £1,527.21