



Boxley
PARISH COUNCIL

www.boxleyparishcouncil.gov.uk

Beechen Hall, Wildfell Close, Walderslade,
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Clerk: Mrs Daniela Baylis

Assistant Clerk: Heidi Pearson

Finance Assistant: Nichola Carter

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 14 September 2026 at Beechen Hall, Wildfell Close, Walderslade, ME5 9RU at 6.30pm. The Chair will assume that all Members will read the reports before attending the meeting. Members are asked to submit any questions to the Clerk in advance of the meeting to enable a response to be given at the meeting.

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.

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

Public Session at the discretion of the Chair. 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 Chair.

4. **Minutes of the Meeting held on 13 July 2026** (Pages 3-7)

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

5. **Minutes of the Meeting held on 10 August 2026** (Pages 7-11)

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

6. **Matters Arising from the Minutes** (Page 11-12)

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

To consider applications received. (Page 12)

8. **Ratifications** (Page 12)

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

To receive and consider any information. See report (Page 13)

10. **Highways and Byways - DECISION**

10.1 Highways Improvement Plan – Pre-Submission Draft (Page 19-22)

10.2 A229 Bluebell Hill Improvement Scheme (Page 13-16)

10.3 Speedwatch (Page 17)

10.4 Sandling Lane/Boarley Lane – Parking Issues (Page 17)

10.5 Hockers Lane - Fingerpost (Page 17)

10.6 Boxley – Parking Feasibility Study (Page 17)

10.7 Boarley Lane – Land Registry Search (Page 17)

10.8 Any highways issues raised at the meeting.

- 11 **5 Year Plan** (Page 17)
Verbal update to be given at the meeting.
- 12 **Members' and Officers' Reports** (Page 18)
To receive any reports or notifications of issues from Members
- 13 **Residents' Concerns** (Page 18)
- 14 **Items for Next Agenda – DECISION**
Requests for items to be included on the next agenda to be received by the 1 October 2026.
- 15 **Next Meeting**
Next Environment Committee meeting 12 October 2026.

CONFIDENTIAL SECTION

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.

- 16
 - 16.1 Enforcement and CIL/Section 106 updates from MBC (Page 23)
 - 16.2 ATC survey summary quotation (Page 23)
 - 16.3 Boxley traffic report quotation (Page 23-27)
 - 16.4 Medway Local Plan Review (Page 28-29)
 - 16.5 Sandling interpretation board quotations (Page 29-36)

Daniela Baylis

Daniela Baylis
Clerk to Boxley Parish Council

Date: 9 September 2026

In accordance with policy the meeting should last no longer than 2 hours, but the Chairman has power to extend it by 30 minutes.

Legislation allows for meetings to be recorded by anyone attending. Persons intending to record or who have concerns about being recorded should please speak to the Clerk.

Note to all councillors: You are welcome to attend and speak at meetings of committees of which you are not a member but only committee members may vote

Supporting agenda papers for the Environment Committee Meeting 14 September 2026. The Chair 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 4. Minutes of the meeting held on the 13 July 2026

Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on **13 July 2026**, commencing at 6.30pm.

Present: Cllrs A Brindle (Chair), I Davies, J Akehurst, V Jones, P Sullivan and A Adams, along with Mrs D Baylis (Parish Clerk)

- 1 Apologies and absences
Cllrs N Zand, R Dines, C English, V Kellaway, S Thompson
- 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 Brindle, seconded by Cllr Davies 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 Chair. 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 Chair.

No members of the public were present.

- 4 Minutes of the Meeting held on 15 June 2026
Agreed and signed.
- 5 Matters Arising from the Minutes

Minute 4081 Item 5 ACTION POINT 1 Clerk to collate responses and report to the next meeting.
Report on this Agenda.

Minute 4081 ACTION POINT 2: Clerk to put fly tipping in Wents Wood on a future agenda if a reply is received from the Environment Agency.

Action Point 1: Clerk to remove from all future Agendas unless a reply is received from the Environment Agency.

Minute 4081 Item 5. ACTION POINT 3: Report on Speedwatch to be on next Agenda.
Report on Speedwatch on this Agenda.

Minute 4081 Item 5. ACTION POINT 4: Clerk to make the changes to the original leaflet and publish it in its original format.
The original planning leaflet had been amended and published in its original format.

Minute 4082 Item 5. ACTION POINT 5: Clerk to arrange a meeting with the Boxley Village Society Meeting arranged for 15 July 2026 at Beechen Hall at 6.30pm.

Action Point 2: Clerk to postpone the meeting with the Boxley Village Society and check Cllrs availability before re-arranging the next meeting. Clerk to email apologies to Boxley Village Society and cc Cllrs.

Minute 4082 Item 5. ACTION POINTS

6a) Clerk to re-circulate Peer Review.

The documents had been re-circulated. The Clerk was asked to put the leaflet on Facebook as well.

6b) Clerk to draft an additional comment for submission to MBC's Planning Portal.

Additional Comments had been on submitted 3 July 2026.

Minute 4084 Item 5. ACTION POINT 7. Clerk to put concerns regarding parking near the Running Horse roundabout on the next Agenda for discussion under the HIP.
On this Agenda as a discussion point.

Minute 4084 Item 5 ACTION POINTS

8a) Clerk to inform the resident of the KCC response.

The resident had been informed of the response from KCC and invited to the meeting.

8b) Clerk to add the replacement of bollards to the next Environment Committee Agenda
On this agenda.

8c) Councillors to consider whether the use of Parish Council funds would be appropriate.
On this agenda

Minutes 4084-4085 Item 6. ACTION POINT 9. Clerk to submit the planning responses.

Planning responses submitted.

ACTION POINT 10: Clerk to circulate the result of the Land Registry search on the Land Northwest of Boarley Lane site.

The Clerk reported that the Land registry search had not been right and would be redone once the Multipay card resets. Cllr Dines stated that the LR search previously circulated related to the area outlined in red, but what is specifically needed is a search on the area outlined in blue. Proposed by Cllr Jones and seconded by Cllr Davies. Cllr Dines also asked for clarification regarding covenants on the land.

Action Point 3. Clerk to redo the Land Registry search.

ACTION POINT 11: Clerk to create a working Highway Improvement Plan document with additional scheme number/date added and updates columns. Updated version of the pre-submission HIP to be reported to the next meeting.
On this Agenda.

ACTION POINTS

12a) Cllr Thompson to produce a preamble to a letter to KCC as a matter of urgency.

12b) Cllr Dines to finalise and circulate draft letter to KCC raising all concerns with the scheme and asking for traffic modelling data and the latest detailed drawings of the scheme. Also offering date for a follow up meeting in September/October.

Report under item 9.2

12c) Clerk to obtain quotations for a traffic consultant following further response from KCC. A Teams meeting had been held with John Russell on 24th June, and he will need the updated documents from KCC for a quotation. Once these are received a quotation will be obtained.

ACTION POINT 13: Clerk to make a further representation to MBC listing the conditions BPC would like imposed if planning permission is granted

A draft had been sent to Councillors on the 30th June and submitted to MBC on the 3rd July.

Comments had been received from Cllrs Dines and Brindle.

ACTION POINTS

14a) Clerk to accept the quotation for the bus shelter at site at Gleamingwood Drive.

Quotation accepted.

14b) Cllr Dines to inspect the bus shelter at Site 1 in Impton Lane and report back to the next meeting.

The report from Cllr Dines was looked at and it was agreed that the bus shelter would not be upgraded at this time.

ACTION POINT: 15: Clerk to send summary of the speed reduction consultation to KCC.
Report noted.

ACTION POINT 16: Clerk to commission appropriate Legal Counsel when further costing information is available and subject to delegated Councillor approval as agreed by full Council.
Report noted.

ACTION POINT 17: Clerk to respond to the MBC email with all the relevant documents required for the designation of Walderslade Woodlands as a Local Nature Reserve
In progress. The Clerk was starting to collate the necessary documents for submission.

ACTION POINT 18: Cllr Kellaway to continue to work on the interpretation board content and design.
Report under Item 12 on this Agenda

ACTION POINTS

19a) Clerk to add issue of hazardous parking along Impton Lane to the HIP for further consideration.

19b) Clerk to check the accident records for Impton Lane.

19c) Clerk to inform the resident that the matter will be investigated and a report submitted to a future Environment Committee meeting. However, it should be noted that the ultimate decision is for KCC as the relevant Highways Authority.

The resident had been informed. Report under item 9.1 on this Agenda.

ACTION POINT 20: Clerk to obtain advice from KALC regarding appropriate advice for residents regarding appropriate vigilance and the sudden establishment of unauthorised sites.
The advice from KALC was noted.

It was agreed that future agendas would just list action points with a note as to completed/in progress/on agenda with no additional detail.

6. Planning Applications for Consideration

26/502519/TPOA 18 Greensands Boxley Kent ME5 9DQ

TPO application: T001 - Cut back to boundary trees overhanging rear fence into garden and cut back foliage overhanging public footpath to edge of path. T002 & T003 (2no. Ash trees) - Reduce heights from 15m to 10m.

Boxley Parish Council defer to the views of the Tree Officer

26/502410/FULL Yew Tree Inn Grange Lane Sandling Kent ME14 3DB

Section 73 - Application for Variation of condition 3 (purchase of the statutory biodiversity credits) pursuant to application 25/504713/FULL for Erection of 1no. three bedroom dwelling with detached garage, provision of 1no. parking space, and associated landscaping.

Boxley Parish Council want to see the original biodiversity net gain requirements of condition 3. upheld. If the Officer is minded to approval for the change of condition Boxley Parish Council would ask that the application determined by the Planning Committee.

Action Point 4. Clerk to submit planning responses.

7. Ratifications

None on this Agenda.

8. Planning Decisions, Appeals and Appeals Decisions

Report noted.

9. Highways and Byways

9.1 Highways Improvement Plan.

It was proposed by Cllr Brindle, seconded by Cllr Jones and all agreed to add to the HIP: Double yellow lines for the junction of Walderslade Woods Road and Impton Lane. Reduce double yellow lines in Orbit Close to provide spaces for 2-3 cars.

Extend double yellow lines in Celestine Close

The working HIP was looked at and re-numbered in order of priority. The Clerk would re-number accordingly and circulate the document to Councillors before submission to KCC.

Action Point 5. Clerk to add items and re-number working HIP and send to Councillors and then transfer to the KCC HIP document and submit to KCC.

9.2 A229 Bluebell Hill Improvement

Report noted.

9.3 Boxley Village

Covered under matters arising Action Point 5.

9.4 Speedwatch

Cllr Brindle asked to be added to the group. The Clerk would submit the members of the group to the police co-ordinator and circulate the link for the training. There are now four volunteers.

Action Point 6. Clerk to submit the members of the group to the police co-ordinator and circulate the link for the training.

9.5 Parking Sandling Lane/Boarley Lane

It was agreed that a site visit with Spencer Dixon and BPC's KCC highways rep should be arranged to look at options for reducing the parking that is causing issues for residents such as double yellow line installation.

Action Point 7. Clerk to arrange a site meeting with KCC Cllr Spencer Dixon, the KCC Highway Officer and BPC as soon as possible.

9.6 Gleamingwood Drive Safety Audit

The report prepared by Cllr Dines was considered. Cllr Brindle proposed, seconded by Cllr Jones to contact KCC Cllr Spencer Dixon and the Active Travel Team to see if any action could be taken to improve the conditions for cyclists and pedestrians to include cutting back vegetation, review the suitability of the cycle route, review all signage, conduct a pedestrian count at crossing points and ensure correct treatment of surfaces.

Action Point 8. Clerk to contact KCC Cllr Spencer Dixon and the Active Travel Team and share the report to see if any action could be taken.

9.7 Cinnabar Close Consultation Report

The results were overwhelmingly against double yellow lines being installed. The Clerk was asked to write to residents informing them of the results of the survey. The item would be taken of the HIP

Action Point 9. Clerk to write to residents of Cinnabar Close informing them of the results of the survey. Clerk to remove the item from the HIP.

9.8 Replacement of Bollards

The item was discussed and it was agreed that BPC would not replace the bollards as they were not on land owned by BPC. Cllr Brindle proposed a letter to be sent to the resident informing them of our decision.

Action Point 10: Clerk to write to the resident.

9.9 Any Highways issues raised at the meeting

None raised.

10 Medway Local Plan Review

Report noted.

11 Maidstone Borough Council New Local Plan – Call for Sites

Report noted.

12 Sandling Interpretation Board

Cllr Brindle thanked Cllr Kellaway for the amount of work she had done on this item. Cllr Akehurst said that a resident had offered an ancient map and she would pass this onto Cllr Kellaway. It was proposed by Cllr Brindle, seconded by Cllr Adams and all agreed that this should now go forward to the next stage which would be to obtain designs and quotations.

Action Point 11. Clerk and Cllr Kellaway to source designs and quotations.

13 5 Year Plan

Report noted.

14 Members and Officers' Reports

Cllr Sullivan said that there had been lot of vandalism in the Weaving Diamond Jubilee Orchard. It was agreed that this would be reported to Martin Jeynes and the Community Protection Team and that quotations and advice would be sought for a replacement interpretation board.

Cllr Akehurst said the shared path in Sandling now had very clear signage although the previous day a group of cyclists had still gone through the no entry sign and cycled up Old Chatham Road on the wrong side of the road into oncoming traffic. It was agreed that the Clerk would write a letter of thanks from BPC to the Active Travel Team.

Cllr Akehurst reported that the fingerpost sign near the Shell garage had been changed from a bridleway to a byway without consultation. It was thought that this might have been a mistake, and the Clerk was asked to report.

Action Point 12.

- a) Clerk to contact Martin Jaynes and the Community Protection Team about the ongoing vandalism.
- b) Clerk to write a letter of thanks from BPC to the Active Travel Team.
- c) Clerk to report the changed sign to KCC.

15 Residents' Concerns

The concerns regarding parking around Boxley Village Green blocking access to properties was discussed. Cllr Jones proposed obtaining a quotation for a professional parking assessment / feasibility study on parking options for the village including the possibility of creating additional parking on the left hand (North) side of the green. Residents must be fully consulted on any proposed work.

Action Point 13. Clerk to obtain quotations for a professional parking assessment / feasibility study to look at parking options for the village and the possibility of creating additional parking on the left hand (North) side of the green.

16 Gypsy and Traveller Development Planning Document (DPD)

This had been withdrawn by MBC.

17 Items for Next Agenda

Cllr Brindle asked for the Fingerpost Sign on Hockers Lane to be put on the next Agenda.

Action Point 14. Clerk to add the Fingerpost Sign on Hockers Lane to the next Agenda.

18 Next Meeting

Next Environment Committee meeting 10 August 2026.

19 Enforcement and CIL/Section 106 updates from MBC

Report noted.

Meeting closed at 8.15 pm

Signed as a correct record of the proceedings.

Chairman Date

Item 5. Minutes of the meeting held on the 10 August 2026

Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on **10 August 2026**, commencing at 6.30pm.

Present: Cllrs R Dines (Chair), A Brindle, I Davies, J Akehurst, V Jones, P Sullivan, S Thompson, V Kellaway and N Zand (along with Mrs D Baylis (Parish Clerk) and 2 members of the public

- 1 Apologies and absences
Cllrs C English and A Adams
- 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 Brindle 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.

The 2 members of the public had attended regarding parking in Cinnabar Close and the recent letter sent by BPC regarding the consultation survey results. The Consultation Survey had been overwhelmingly against the installation of double yellow lines and the letter stated that, as a result of this, BPC would not be taking the matter any further. Cllr Jones advised them to write to KCC for further advice as they were unhappy with the survey results and resulting decision by BPC.

- 4 Minutes of the Meeting held on 13 July 2026
Deferred to the next meeting for amendments to be made.
ACTION POINT 1: Clerk to make amendments and put them on the next Committee Agenda for approval.
- 5 Matters Arising from the Minutes
It was proposed by Cllr Dines, seconded by Cllr Thompson and all agreed to use Cllr Dines proposed format for future reporting of matters arising as below and as proposed by Cllr Davies, action points withing the minutes to be in bold:

Action Points from 13-07-26

Action Points	Action Points – From 13 July 2026	Clerk or Cllr	Completed or Agenda Item on 10-08-26
AP1	Went's Wood fly tipping – remove from future agendas	Clerk	Completed
AP2	Postpone meeting with Boxley Village Society & copy postponement email to Cllrs.	Clerk	Completed
AP3	Re-submit Boarley Lane Land Registry enquiry.	Clerk	Completed
AP4	Submit planning responses to MBC.	Clerk	Completed
AP5	Add items and re-number HIP. Send to Cllrs and submit to KCC.	Clerk	Completed
AP6	Submit names of Speedwatch volunteers to the Police co-ordinator and circulate training link to volunteers.	Clerk	Completed
AP7	Sandling Land and Boarley Lane – arrange site meeting with Boxley Cllrs, KCC officer and KCC Cllr.	Clerk	Completed
AP8	Gleamingwood Drive / Lordswood Lane – Share Cllr Dines' report to KCC for their consideration.	Clerk	Completed
AP9	Cinnabar Close parking – advise residents/remove from HIP	Clerk	Completed
AP10	Replacement of bollards – write to resident informing them of BPCs decision.	Clerk	Ongoing (see Sept meeting)
AP11	Sandling interpretation board – source designs and quotations.	Clerk & Cllr VK	Ongoing Item 11
AP12a	WDJO – contact MBC Community Protection Team and Martyn Jeynes re ongoing vandalism.	Clerk	Ongoing (see Sept meeting)
AP12b	Old Chatham Road – send letter of thanks to KCC Active Travel Team.	Clerk	Completed
AP12c	Old Chatham Road – query with KCC the change of sign from a bridleway to byway	Clerk	Completed
AP13	Boxley Village - obtain quotation for professional assessment/parking feasibility study.	Clerk	Ongoing (see Sept meeting)
AP14	Hocker Lane – add fingerpost to next agenda.	Clerk	Ongoing Item 9.5

It was proposed by Cllr Dines, seconded by Cllr Davies and all agreed to withdraw BPC's objection to planning application 26/502410/FULL, Yew Tree Inn, Grange Lane, Sandling, for variation of Condition 3. (BPC wish to see the BNG achieved and will leave how it is achieved to the Case Officer).

ACTION POINT 2: Clerk to write to contact the Case Officer at MBC stating BPC wishes to see BNG achieved and will leave it to the Planning Committee as to how it is achieved. BPC to withdraw its objection.

6. Planning Applications for Consideration

26/502816/LAWPRO 43 Harvesters Way, Weavering, ME14 5SH
Lawful Development Certificate for proposed single storey side extension
Boxley Parish Council have no material planning reasons to object to this application.

26/502704/FULL 16 Greensands, ME5 9DQ
Erection of first floor front extension and changes to fenestration
Boxley Parish Council have no material planning reasons to object to this application.

26/502694/FULL Newnham Court Veterinary Group, Newnham Court Farm, Weavering, ME14 5EL
Erection of a single storey side link between the clinical and surgical buildings.

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

26/502760/SUB The Marrils Chatham Road Sandling Kent ME14 3AY
Submission of details pursuant to condition 3 - Enhancement of ecology, Subject to
26/501004/FULL

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

26/502832/SUB Kent Medical Campus And Newnham Court Shopping Village Newnham Court Way
Weaving Kent ME14 5LH

Submission of details pursuant to condition 7 (Trolley Bays), subject to 22/505560/FULL
(APP/U2235/W/24/3339531).

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

26/502876/PNEXT 5 Higham View Sandling Kent ME14 3DG

Prior notification for a proposed single storey rear extension which: A) Extends by 4 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.4 metres from the natural ground level. C) Has a height of 2.2 metres at the eaves from the natural ground level.

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

26/502916/SUB Kent Medical Campus And Newnham Court Shopping Village Newnham Court Way
Weaving Kent ME14 5LH

Submission of details pursuant to conditions 17 - Landscaping Scheme and 19 - Management plan,
Subject to APP/U2235/W/24/3339531 (22/505560/FULL)

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

ACTION POINT 3: Clerk to make the agreed planning responses.

7. Ratifications

It was proposed by Cllr Davies, seconded by Cllr Brindle and all agreed to ratify the planning responses made out of meeting.

8. Planning Decisions, Appeals and Appeals Decisions
Report noted.

9. Highways and Byways

9.1 Highways Improvement Plan.

Changes made to:

- Heading: first column to read "BPC Scheme Priority Number"
- Heading: third column to read "Scheme with KCC? Yes/No" (if yes include date)
- Item 2: delete "first on HIP 2019", change "yes to "no"
- Item 3: add "No" in 3rd column, delete "BPC could also contact" (6th Column)
- Item 4: add "No" in 3rd column, add "Arrange site meeting with Emily Rogers KCC" (column 6)
- Item 5: change priority number to 11.
- Item 6: delete "first on HIP 2024"
- Item 7: delete "first on HIP 2019", delete all the text in column 6.
- Item 8: delete 15.6.26, 4th column add "Near Spire Hospital"
- Item 10: delete "first added 2019"
- Item 11: change priority order to 5
- Item 12: delete from HIP and renumber HIP as appropriate
- Item 13: add KCC comments in 6th column
- Item 14: delete "South", 6th column add "consultation report submitted to KCC (column 6)

Clerk asked to report Weaving Street overgrown hedge again to KCC

ACTION POINTS 4a & 4b:

4a): Clerk to amend HIP as above and circulate to Environment Committee for approval prior to 14 September meeting.

4b): Clerk to report Weaving Street overgrown hedge again to KCC

9.2 A229 Bluebell Hill Improvement

It was reported that Bluebell Hill would be closed on the 18 and 19th of September 2026. Cllr Kellaway asked if the reason for the closure was known.

9.3 Planning Application for Change of use of Boxley House to a Wedding Venue

Items to include in BPC's statement at the Planning Committee meeting would be noise, traffic around the green, turning circles around the green for larger vehicles such as coaches, lack of

parking spaces. The Clerk was asked to circulate the BPC objection made and the additional comments. The meeting being held the following evening should determine who the speakers from BPC and BVS for the Planning Committee meeting would be and reasons for objection and conditions to be imposed if approved.

ACTION POINT 5: Clerk to circulate the BPC objection made and the additional comments.

- 9.4 Speedwatch
Report noted.

- 9.5 Parking Sandling Lane/Boarley Lane Old Chatham Road (to be listed as Item 9.5 not 9.4)
It was proposed by Cllr Dines, seconded by Cllr Jones and agreed to have another site meeting with KCC Highway Officer, Cllr Dines, Cllr Akehurst and Cllr Kellaway.

ACTION POINT 6: Clerk to arrange a site visit with KCC Highway Officer, Cllr Dines, Cllr Akehurst and Cllr Kellaway. Clerk to inform Ward Cllrs of the meeting date and they will attend if possible.

- 9.6 Hockers Lane Fingerpost Sign (to be listed as Item 9.6 not 9.5)
Cllr Brindle reported that she had looked at the post and it was in poor condition, buried in the verge with no fingers left. Cllr Brindle would research legacy signage with MBC's Heritage Officer. Cllr Thompson would provide her with the name to contact. She would also find out about any listed milestones, fingerposts etc and obtain numbers and locations.

ACTION POINT 7: Cllr Brindle would research legacy signage with MBC's Heritage Officer.

ACTION POINT 8: Cllr Thompson would provide Cllr Brindle with the contact information for MBC's Heritage Officer.

- 9.7 A249 Bearsted Road Improvement Project update. (to be listed as Item 9.7 not 9.6)
Report noted.

- 9.8 Any Highways issues raised at the meeting (to be listed as Item 9.8 not 9.7)
Cllr Brindle reported that the pathway from Grange Lane to Boxley Road had overgrown vegetation. Clerk to report.

Cllr Brindle reported that the Co-ordinated Parishes Traffic Group was meeting in October.

ACTION POINT 9: Clerk to report overgrown vegetation along the pathway from Grange Lane to Boxley Road.

10. Medway Local Plan Review
Cllr Dines reported that Jim Gilborne, Medway Councillor for Hempstead and Wigmore was meeting him in his capacity as a resident on Friday 14 August 2026. He had also approached Cllr Jones. The dates for the hearing had been released and circulated. BPC needs to respond by 20 August if they wish to speak at the Stage 1 Hearings in September. Cllr Dines reiterated that the Boxley Cllrs directly involved with this must be copied in on all emails sent by the Clerk on this subject.
Action Point 10: Clerk to circulate email to Cllrs that informed Counsel of the hearing dates and his reply.

The Chair extended the meeting by 30 minutes.

11. Sandling Interpretation Board
Cllr Kellaway and the Clerk to meet soon to look at details and sourcing quotations. Cllr Dines thanked Cllr Kellaway for all her work on this.

Action Point 11: Clerk and Cllr Kellaway to meet to look at details and sourcing quotations.

12. 5 Year Plan
Report noted. A deadline was set for the end of August 2026 for staff feedback.

Action Point 12: Clerk to circulate plan with comments by end of August and add to September's Full Council agenda.

13. Members and Officer's Reports
Cllrs raised the query as to why the Boxley Village parking feasibility study has not yet been commissioned. Cllr Jones suggested we approach John Russel for a quotation or advice.

Action Point 13: Clerk to report progress at next meeting.

14. Residents' Concerns
Covered under public session.

15. Arranging Meetings Protocol
 Cllr attendees to be defined (local members or those with specialist knowledge)
 Clerk to obtain availability dates with those named Councillors
 Clerk to ascertain the date/dates all could attend.
 Clerk to approach outside body and put forward those dates
 If outside body cannot do any of the put forward dates, Clerk to go back to Councillors for more dates and repeat process as necessary.
 Once date for meeting is arranged it can be circulated to all Councillors.

Cllr Thompson suggested the use of Outlook calendar function to organise meetings / send invites.

16. Items for Next Agenda
 Boxley Parking Feasibility Study.
17. Next Meeting
 Next Environment Committee meeting 14 September 2026.
18. Enforcement and CIL/Section 106 updates from MBC
 Report noted

Meeting closed at 9.00 pm

Signed as a correct record of the proceedings.

Chair Date

Item 6. Matters Arising

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	Cllr Brindle	Item 10.5
AP8	Provide Cllr Brindle with the contact details for MBC's Heritage Officer	Cllr Thompson	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

Item 7. Planning Applications

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).

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

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.

Item 8. Ratifications

26/503018/TPOA 45 Forestdale Road, Boxley, ME5 9NB

TPO application to one (T1) mature Hornbeam to reduce limb lengths from 4-6m to 3m after pruning to previous points and to remove one (T2) Pear and one (T3) Silver Birch to low stumps due to trees being a significant size in a small garden to allow more useable space. Subject to W8 of TPO 1 of 1969

Boxley Parish Council defer to the views of the Tree Officer

26/503095/FULL Old Harbourland, Boxley Road, Boxley, ME14 3DN

Erection of an outbuilding to include a double carport and cycle/bin store.

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

26/503035/FULL Unit 6, Land at St Michaels Close, Aylesford, ME20 7XE

Erection of 1no. new flexible commercial unit with yard space, 8no. parking spaces and related infrastructure

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

3 replies from Councillors received.

Item 9. Planning Decisions, Appeals and Appeals Decisions

26/502627/FULL	Pippins Chatham Road Sandling Kent ME14 3AY	Erection of a single-storey rear extension.	Application Permitted BPC did not object
26/502410/FULL	Yew Tree Inn Grange Lane Sandling Kent ME14 3DB	Section 73 - Application for Variation of condition 3 (purchase of the statutory biodiversity credits) pursuant to application 25/504713/FULL for Erection of 1no. three bedroom dwelling with detached garage, provision of 1no. parking space, and associated landscaping.	Application Permitted. BPC withdrew its objection
26/502548/FULL	Rendlesham Chatham Road Sandling Kent ME14 3AY	Erection of a single storey rear extension and a loft conversion incorporating raising of roof height, insertion of 2no flat roof dormers to side elevation, a Juliet balcony to rear elevation and changes to fenestration.	Application Permitted BPC did not object
26/502519/TPOA	18 Greensands Boxley Kent ME5 9DQ	TPO application: T001 - Cut back to boundary trees overhanging rear fence into garden and cut back foliage overhanging public footpath to edge of path. T002 & T003 (2no. Ash trees) - Reduce heights from 15m to 10m, subject to TPO 1 of 1969.	Application permitted BPC deferred to the Tree Officer
26/502394/TPOA	5 Sandstone Rise Boxley Kent ME5 9DH	TPO application to remove one Ash (TPO 1 of 1969)	Application permitted BPC deferred to the Tree Officer
25/505189/FULL	Park Cottage The Street Boxley Kent ME14 3DH	Construction of a single storey fitness studio in the curtilage of Park Cottage (retrospective).	Application Permitted BPC did not object

Item 10.2. A229 Bluebell Hill Improvement Scheme

The Rt Hon Heidi Alexander MP –

Secretary of State for Transport

Dame Angela Eagle DBE -

Secretary of State for Defra

21st August 2026

Dear Secretary of State,

Proposed A229 Blue Bell Hill Improvement Scheme – local concerns regarding justification, environmental impact, and value for money

I write in my capacity as Cabinet Member for Planning Policy and Management at Maidstone Borough Council to relay significant local policy and environmental impact concerns regarding Kent County Council's proposed A229 Blue Bell Hill Improvement Scheme.

While I recognise the importance of maintaining a safe and efficient strategic highway network, I remain seriously concerned that this scheme, as currently proposed, has failed to demonstrate that the scale of environmental, landscape and community harm it would cause are balanced and are justified by the need

and benefits claimed. In particular, there exists significant local anxiety regarding direct loss and fragmentation of countryside, adverse impacts upon the Kent Downs National Landscape, and harm to designated habitats and protected wildlife, especially the following:

- *North Downs Woodlands Special Area of Conservation*
- *Wouldham to Detling Escarpment Site of Special Scientific Interest*
- *Bluebell Hill and Banks Verges Local Wildlife Site*

The geographical extent of these designations is set out at appendix 1.

Further, the community of Sandling, located just to the east of the A229 Blue Bell Hill, within the Borough of Maidstone is united in despair at the impact such a major highway scheme would impose upon their quality of life, including increased impacts from noise, light and air pollution.

In particular, I am concerned that the proposal is not supported by adopted Maidstone Local Plan Review Policy 2021-2038 Policy LPRSP9 Development in the Countryside criteria 4 that seeks to conserve the Kent Downs National Landscape. Indeed, Section 245 of the Levelling-up and Regeneration Act 2023 strengthened the duty upon public bodies “to seek to further” the statutory purposes of Protected Landscapes, as a part of their custodian role.

I recognise that a case can be made for proportionate junction capacity and highway safety improvements on the A229 route. Indeed, the Maidstone Local Plan Review Policy 2021-2038 Policy LPRSP12 specifically supports targeted improvements at M2 Junction 3 and M20 Junction 6, at the northern and southernmost extent of the A229 Bluebell Hill.

However, the scale of the current Kent County Council proposal appears to be neither justified by available traffic data nor necessary in highway safety terms, particularly when balanced with the negative impact that would accrue to the National Landscape, designated chalk downland and woodland, protected species and local residential amenity.

The proximity of the proposed widening scheme to the Early Neolithic White Horse Stone scheduled historic monument, its setting and landscape context is another key local concern.

I am further concerned that the “predict and provide” nature of this proposal is at odds with the spirit of sustainable vision-led transport planning which runs as a golden thread through the National Planning Policy Framework. Indeed, the updated framework is also clear that planners should limit “the scale and extent of development within Protected Landscapes”.

Accordingly, I respectfully request that you give careful consideration to these concerns and seek to ensure that any future decision on the proposed scheme, including funding, is informed by a robust examination of negative environmental, ecological and community impacts, value for money, consistency with national policy objectives, and the availability of less destructive and costly alternatives.

I would be grateful if these concerns could be taken into account in any future Government consideration of the proposal.

As a postscript, on recent visits to those sections of the Bluebell Hill Banks and Verges Local Wildlife Site, which are directly on the route of the proposed widening, I observed man orchid, white helleborine, broad-leaved helleborine, burnet rose, dingy skipper, grizzled skipper, small blue, adonis blue and adder. If we are truly committed as a nation to achieving nature recovery it is projects such as this where wise heads are needed to balance competing visions and priorities.

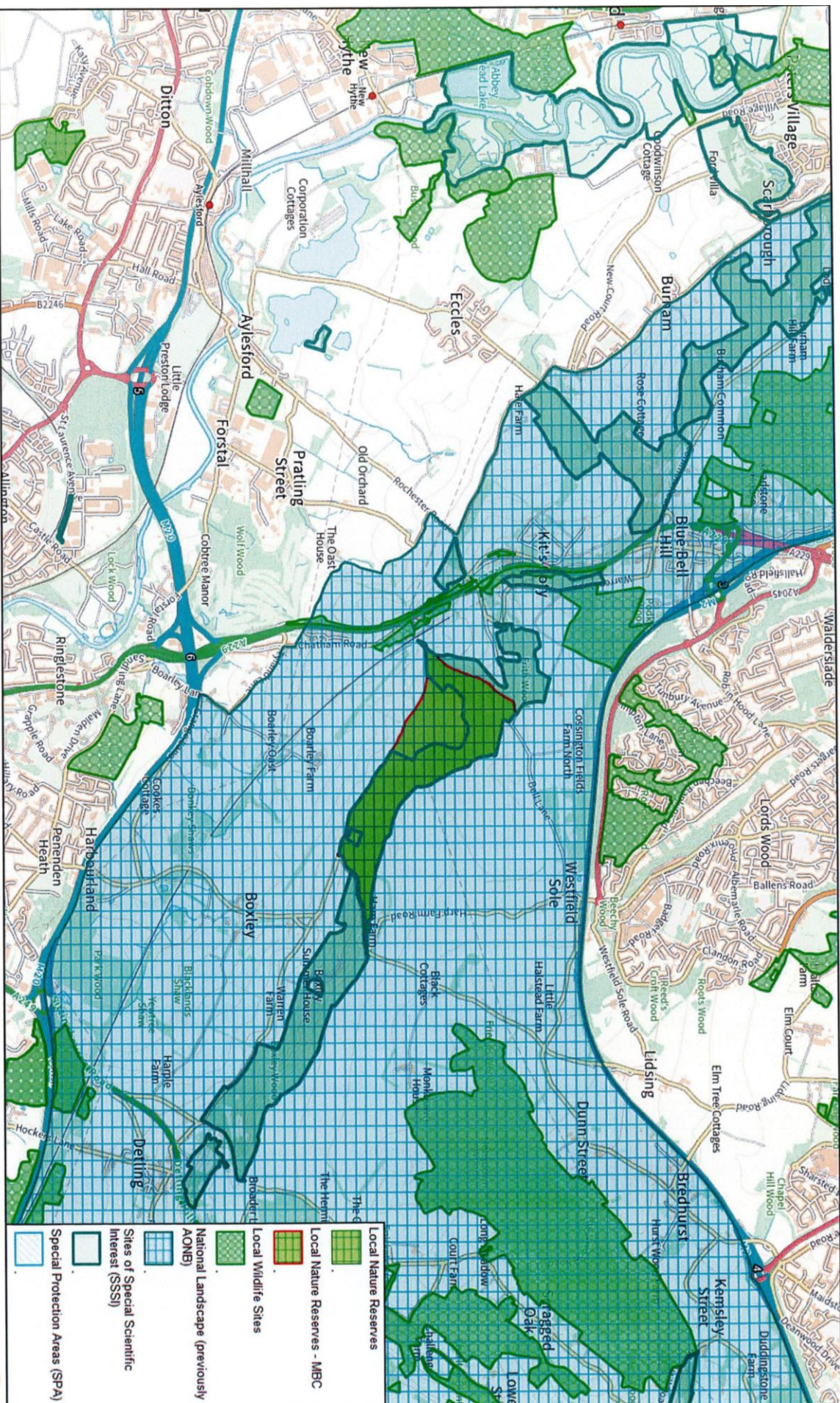
Yours sincerely,

A handwritten signature in black ink that reads "Tony Harwood". The signature is written in a cursive, flowing style.

Tony Harwood

Cabinet Member for Planning Policy and Management

Maidstone Borough Councillor for Penenden Heath Ward



Appendix 1 Environmental Protections Bluebell Hill

N Scale: 1:26457

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Item 10.3. Speedwatch

The Clerk is in the process of setting up the group. 3 people have now completed the training.

Thank you for your interest in joining **Kent Community Speedwatch**.

To begin, please complete the online registration by following the steps below:

1. Open your web browser and go to: <http://www.communityspeedwatch.org>
2. Select the **Register** tab.
3. Click **Join Existing Group**.
4. From the drop-down list, select **Kent**, then click **Continue**.
5. From the next drop-down list, choose **[YA- Maidstone]**, then click **Continue**.
6. Select **[Boxley Speedwatch Group]** from the final drop-down menu and click **Continue**.
7. Complete all fields in the registration form and follow the instructions sent to you by email.

Once you have submitted your details:

- Click the verification link in the confirmation email you receive.
- Log in and complete the required online training modules.

When your training is completed, your Group Coordinator will automatically be notified and will contact you regarding next steps.

The Clerk has not yet received any notification regarding next steps.

Item 10.4. Sandling Lane / Boarley Lane – Parking Issues

Verbal update to be given at the meeting following a meeting with Emily Rogers from KCC, Cllr Dines, Cllr Akehurst and Cllr Kellaway on the 9th September 2026.

Item 10.5. Hockers Lane - Fingerpost

Verbal report to be given at the meeting.

Item 10.6. Boxley - Parking Feasibility Study

Verbal report to be given at the meeting.

Item 10.7. Boarley Lane – Land Registry Search

Verbal report to be given at the meeting.

Item 11. 5 Year Plan

This was sent to Councillors on the 28 August with the office staff comments added.

Item 12. Members' and Officers' Reports

None submitted in advance

Item 13. Residents' Concerns

None for this Agenda.

Item 10.1 Highway Improvement Plan

Scheme Priority Number	Location	Scheme with KCC yes/no	Problem/Concern	What are your objectives/ what options would you like KCC to consider?	Updates
1.	Junction of Provender Way and Blacksmiths Drive	No	Accident on 22/3/26 where a vehicle left the carriageway and hit the house at 2 Blacksmiths Drive, ending up in the back garden	Reduce speed limit on Provender Way to 20mph. Install corner protection on the junction to prevent vehicles accessing the pavement	Site meeting held on 10 th June with KCC Cllr Spencer Dixon, Emily Rogers, Cllrs English, Akehurst, Adams, Brindle, Sampangi, Sullivan and the Clerk. It was agreed that bollards on the junction would be supported by KCC and Cllr Dixon. Next step is to add them onto the HIP and submit it for implementation.
2.	Provender Way	No	Speeding and parking issues	Reduce speed limit to 20mph/more signage/double yellow lines	Site meeting held on 10 th June with KCC Cllr Spencer Dixon, Emily Rogers, Cllrs English, Akehurst, Adams, Brindle, Sampangi, Sullivan and the Clerk. Emily Rogers would look at adding more signage regarding the school/children crossing etc. Provender Way is suitable for a 20mph limit. Cllr Dixon would support this.
3.	Groveswood Drive South junction with Harvester Way	No	Parking causing safety issues at all times	Consider double yellow lines – need further details	Site meeting held on 10 th June with KC Cllr Spencer Dixon, Emily Rogers, Cllrs English, Akehurst, Adams, Brindle, Sampangi, Sullivan and the Clerk. Spencer Dixon and Emily Rogers would arrange a meeting with the school. Cllr Adams would also attend.

4.	Junction of Lordswood Lane and Gleaming Wood Drive	No	Restricted visibility for pedestrians and cyclists crossing Lordswood Lane.	Verge clearance to create visibility splay to improve sight lines.	Safety audit carried out on 19 June. Copy of report submitted on 4/8/26 to KCC Cllr Spencer Dixon / the Active Travel Team to see if any action can be taken. Arrange site meeting with Emily Rogers KCC
5.	Junction of Yelsted Lane/Dunn Street/Lidsing Road	No	Number of serious crashes at crossroads	Visibility improvements or other crash remedial measures.	
6.	Sandling Lane near Harvester PH and Running Horse roundabout	No	Hazardous crossing points for pedestrians and cyclists. Parking on Sandling Lane and Boarley Lane	Consider introduction of central refuges and cross hatching. Possibly in conjunction with Old Chatham Road cycleway or Bluebell Hill improvements. Installation of double yellow lines to prevent nuisance parking.	
7.	Road through Boxley Village Centre.	Yes	Surface in bad state of repair with potholes. Pedestrians and cyclists at risk because of narrow or no existent footways.	Consider introduction of edge lines and other signing as part of necessary road resurfacing.	Pavement repaired in 2022. Edge lines for carriageway looked at by KCC in 2022 and 2024 but no action to date. Lorry watch looked at in 2024, and this could be reinvestigated.
8.	Impton Lane	No	Hazardous parking near Spire Hospital	Agreed to pursue double yellow lines for this junction Reduce double yellow lines in Orbit Close to provide spaces for 2-3 cars. Extend double yellow lines in Celestine Close	Clerk to arrange a meeting with Emily Rogers.

9.	Junction of Yelsted Lane and Harp Farm Road	Yes (under investigation 6.2.2026)	Traffic not stopping at the junction	Install a give way sign and remark the junction	06/02/26 ER – submitted to planning and advice team (P&A) for a feasibility check on installing give way signage. Remarking of junction lines needs to be reported via the online reporting tool and the relevant Operations Team will be able to review and respond, thanks. Report or track a problem on the road or pavement - Kent County Council 23/02/26 ER – P&A have confirmed they support the installation of the give way sign at the junction, and this has been passed on D&D.
10.	Weaving Street	No	Lack of footway. Hazardous for pedestrians.	Consider pedestrian warning signs and/or 20mph limit.	'Slow' markings installed in 2019
11.	Lidsing Road between Junction of Forge Lane and Westfield Sole Road	Yes (under investigation 6.2.2026)	A number of crashes on this length of road.	Reduce the speed limit on this stretch of road from 60mph to 40mph plus any other safety measures that would reduce the accident rate.	06/02/26 ER – Crash data shows only one slight collision and was due to a vehicle's blind spot. Speed data shows speeds along this stretch of road are average in both directions and do not exceed 33mph. Therefore, at this time, KCC would not look at reducing the speed limit.
12.	Impton Lane (West) – Walderslade Woods to bus stop near Podkin Wood	Yes (see KCC comments)	Pedestrians, including school children, have to walk in the road.	Consider footway provision or pedestrian warning signs.	06/02/26 ER – this is a large project and one that the HIP budget would not be able to facilitate. I can submit this to Active Travel to investigate? Via the HIP we could look at pedestrian in road signs with a plate underneath stating no footway for X yards? PC to confirm whether they wish for ER to check feasibility of this.

13.	Tyland Lane	Yes (under investigation 6.2.2026)	A number of crashes on this length of road.	Reduce the speed limit on this stretch of road from 60mph to 40mph plus any other safety measures that would reduce the accident rate.	Consultation report submitted to KCC. Speed reduction going ahead.
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