

**Minutes of the Environment Committee on Monday 12th December 2011 at
Beechen Hall, Wildfell Close, Walderslade commencing at 7.34 p.m.**

Councillors present; Mrs W Hinder (Chairman), Mrs P Brooks, Mr I Davies, Mr M Pepper, Mr K Perry, Mr A Springate and Mrs M Waller, together with the Clerk.

1. Declaration of Interest or Lobbying.

Apart from Cllr Pepper all members declared that they had been lobbied on MA/11/2022.

The Chairman declared that she had been lobbied on MA/11/2023.

2. Apologies and absences

Cllr Spain (convalescing) and Mr W Stead (holiday).

3. Minutes of the Meetings of 7th and 14th November 2011.

The minutes of the meeting were **agreed and signed** as a true and correct record.

4. Matters Arising From Minutes.

4.1 Minute 2352/4.1 Boxley Road/Beechen Bank Road speed limit reduction. **Noted** a date for the commencement of work was awaited. The KCC response to the query about placing roundels on the carriage way was that they could only be placed on unlit roads. Cllr Perry stated that he regularly drove over roundels in lit areas and members were unwilling to accept this response especially as they had offered to pay for the roundels. Clerk was requested to take the issue to the Area Manager. Members felt that because of the trees which blocked the lights this was in effect a non-lit road. **Action** – Clerk.

4.2 Minute 2352/4.2 inconsiderate parking Walderslade Village/Boxley Road. **Noted** the response from Cllr Chambers (Medway Council) that he was sure that this had been investigated fully. Members felt that the response was inadequate and it was **agreed** to wait to see if Cllr Brake's responded again. **Action** – review at January agenda.

4.3 Minute 2354/10.6 Flytipping letter Lordswood. Parish office will liaise with resident and PCSO concerning delivery of the letter.

4.4 Minute 2353 proposed base station installation on highways land adjacent to A249. **Noted** the company had responded that there will be no interference to the new hospital from the mast.

There were no members of the public present so the meeting was not adjourned.

5. Consultation Neighbourhood Planning.

Members **received** the briefing note and **agreed** a response.

6. Planning Applications and Appeals for Consideration.

6.1 MA/11/1968 application to extend the time limit for the implementation of planning permission MA/07/0458 for the demolition of existing buildings and structures, the erection of one hundred and forty two dwellings and associated landscaping, formation of new car park at Maidstone Studios, Vinters Park, New Cut Road, Maidstone.

Do not object however Boxley Parish Council has serious concerns. Since the original application (MA/07/0458) was granted local residents have experienced, when events are held at the studios, ever increasing on street car parking. If this extension is granted without this issue being addressed the Parish Council has concerns that the loss of further car parking facilities at the studios can only exacerbate the anti-social parking problem. Vehicles are being inconsiderately parked on junctions, on footways and in positions that restrict sight lines. This raises health and safety issues for emergency vehicles, other road users and pedestrians. The Police are currently monitoring the situation.

6.2 MA/11/1970 application for an erection of a first floor side extension over existing garage at 49 Lombardy Drive. *Do not wish to object.*

6.3 MA/11/1976 application for an erection of first floor rear extension at 15 Greensands, Walderslade. *Do not wish to object.*

6.4 MA/11/1992 advertisement consent for the erection of 1 no non-illuminated fascia sign at units 12 to 13 Lordswood Industrial Estates, Revenge Road, Lordswood. *Do not wish to object.*

6.5 MA/11/2000 advertisement consent for the installation of 4 internally illuminated fascia signs, 1 non-illuminated fascia sign, 3 flag pole signs and 3 internally illuminated free standing signs at Former Veglios Hotel Site, J6 M20, Forstal Road, Aylesford.

Do not wish to object however the Parish Council would like to this proposal scaled back as the current design is not sympathetic to the area and would be visual from the AONB. The Council would like to see the quantity and height of the signs reduced.

6.6 MA/11/2022 – An application for the prior approval of the local planning authority for the installation of 15m high slim line street works column containing 3 antenna 2G/3G within glass reinforced plastic shroud with 2 equipment cabinets and ancillary development at Land South of J7 M20, Sittingbourne Road, Maidstone.

Do not wish to object.

6.7 MA/11/2023 Application for the erection of B8 storage and distribution (including self-storage) building, with access, parking and landscaping at Brooklyn Yard, Chatham Road, Sandling.

Wish to see refused for the following reasons:

- *It is an unsustainable location and contrary to MBC Local Plan policy T21 as there is no safe pedestrian access, no access to public transport, unsafe cycling conditions (due to the M20 feeder and exit roads). The Parish Council does not accept the validity of the Green Travel Plan produced and has no faith in car-sharing schemes.*
- *It is contrary to Local Plan Policy T13 and the adopted KMSP SPG4 parking standards for new developments. It is likely, due to the location of the site, that without the proposed large provision for car parking, presumably mainly for employees, this site is unsuitable for development.*
- *Although, compared with earlier proposals for use of this site, the access has been relocated, it is still on a single carriageway and the left turn into the site (just after the M20 bridge) appears inadequate for large vehicles to turn into without coming to a standstill on the carriageway. This road is the only link from the M20 to the northbound A229. The topography of the site suggests that the exit from the site would be on an upward slope and so vehicles (especially those with a heavy load) would be extremely slow on exiting again this is likely to cause problems on the road for other users. KCC has confirmed that when discussing the vision line (85m) for exiting vehicles they were not made aware that as part of the landscaping proposals trees would be planted on the south bund. The Council consider that this will reduce the sight line considerably.*

The Council also makes the following comments:

48 car parking spaces are identified for the site but there is no information on the number of employees that would be located there. 12 of these spaces, including 5 disabled spaces, are immediately adjacent to the docking bays for the HGVs. It is considered that this is an extremely unusual concept and is an unsafe arrangement. The bulk of the car parking area is to the side of the entrance so as not to interrupt the inbound or outbound flow of vehicles. By including parking at immediately adjacent to the docking bays this will cause such conflict.

It appears that the site would be dug out and the development would be within this bowl. Regardless of this the development will still be visible from the AONB and the Council would like to see the incorporation of a 'green roof' to mitigate the impact. The

applicant acknowledges that there will be impact as it is proposing to have a green coloured roof to ensure it is unobtrusive.

If this development is permitted, it will mean that, with the new car showroom site, a second potentially dangerous access/egress will be introduced onto this road where there has been none for years. In the intervening period, the traffic volume appears, subjectively, to have substantially increased. Therefore, as the statement about it being a 'safe' road only reflects the present position, it should be considered irrelevant.

It is many years since this site was used and much has changed in that time thus there is no reason to consider that it must be developed for B8 commercial warehousing.

If the Planning Officer is minded to allow the application the Parish Council would like to see it referred to the Planning Committee.

6.8 MA/11/2083 introduction of vehicular cross over and area of hard surfacing for parking and installation of window to front elevation of garage at Amelanchier, Weaving Street. *Do not wish to object.*

6.9 TA/0180/11 – Application for works to trees at rear of 9 Greensands, Walderslade. *Do not wish to object subject to the views of the Landscape Officer.*

6.10 TA/0192/11 – Application to crown lift 1no Oak Tree up to 6m above ground level, thin canopy by 15% And remove deadwood at 4 The Covert, Walderslade. *Do not wish to object subject to the views of the Landscape Officer.*

6.11 Planning appeal APP/U2235/A/11/2165169/NWF erection of a new dwelling at land off Beechen Bank, Boxley Road, Walderslade. **Agreed** a copy of the previous objection letter would be sent making reference to a subsequently produced ecological report which the Council found illogical and unacceptable. **Action** – Clerk.

7. **Planning applications taken to Planning Committee.**

Noted planning rota – Cllr Wendy Hinder 15th December 2011, Cllr William Stead 5th January 2012.

8. **Planning Applications and appeals decisions.**

MA/11/0322 GRANTED	MA/11/1623 GRANTED
MA/11/1677 GRANTED	MA/11/1701 GRANTED
TA/0142/11 GRANTED	TA/0147/11 GRANTED
TA/0153/11 GRANTED	

Erection of 4 no dwellings with associated parking at car park site, Yew Tree PH, Grange Lane, Sandling PLANNING APPEAL DISMISSED.

9. **Neighbourhood Development Plans.**

9.1 Sandling and Forstal NDP. Members considered the draft document and asked for expansion on:

- the area around the Yew Tree PH
- The Village Hotel
- Allington Lock
- Cobtree Country Park
- Forstal flood plain

9.2 Other areas. Members' **agreed** that to consider whether to produce something on the AONB and other countryside areas. **Action** – Clerk to return issue to agenda at another meeting.

9.3 Members **received and noted** the outline of the work still to be completed. Members **agreed** that:

- At the next drafting stage any Community Asset would be identified and the document was to include a 'prompt' to ensure that this was done.

- Conservation areas and other areas identified by members would have a design statement included in the document.
- An article would be placed in the Downs Mail asking residents to identify any issues that might be included on a Section 106 wish list.

10 **Walderslade Woods and Volunteer Group**

Cllr Springate reported that the groups' AGM was on 15th December. An update concerning availability of the land at Impton Lane was given to him.

11 **Highways and Byways.**

11.1 Walderslade Woods Road reduction in speed limit. Members **agreed** that trying to get KCC or Cllr Carter's devolved highway funds to complete the required work over a number of years was a good suggestion and should be followed up. Clerk was requested to find out what the actual cost of the required improvement to Walderslade Woods Road so that the Council could consider partnership working if necessary. **Action – Clerk.**

11.2 Stopping up Order Application - Chatham Road, Sandling rear of Pilgrims View. **Agreed** no objection.

11.3 KCC Highway Tracker Survey 2011. Cllr Ivor Davis volunteered to undertake the survey. **Action – Cllr Ivor Davies.**

11.4 Salt bins. **Noted** and **welcomed** Cllr Carter's use of his devolved budget to pay for 2 new salt bins (junction of Forestdale/Walderslade Woods Road and junction of Tyland Lane and Boarley Lane).

12 **Policy and procedures review.**

Members discussed the current Section 106 wish list and made some amendments. After discussion Cllr Pepper volunteered to produce a spread sheet to show what might be possible if funding was identified by the Parish Council, what was the responsibility of Kent County Council etc. **Action – Cllr Pepper.**

13 **Matters for information.**

13.1 Local Development Framework consultation members' **received** a briefing on a recent training day that had been attended.

13.2 Southern Water's Metering Programme **noted** a briefing on the progress had been received.

14 **Next Meeting.**

Next environment meetings 9th January 2012 (full) at Beechen Hall commencing at 7.30 p.m.

In view of the confidential nature (personal details and data) on the Enforcement item a resolution to exclude the public and press was passed.

15. **Enforcement and Section 106 updates from MBC.**

Members **received** and **noted** an update on outstanding issues.

Meeting closed 9.28 pm.

Signed as a correct record of the proceedings

Chairman.....Date.....