

Minutes of the Environment Committee on Monday 10 October 2016 at Beechen Hall, Wildfell Close, Walderslade on commencing at 7.32 pm.

Councillors present: Mrs Wendy Hinder (Chairman), Ms L Clarke, Mr Ivor Davies, Mr Bob Hinder and Mr Rob Martins together with the Clerk, Mr Vic Davies (visiting councillor) and a member of the public.

1 Apologies and absences

Cllrs P Dengate (convalescing), Cllr Hollands (work commitment) and Cllr Radcliffe-Godfrey (work commitments). The Chairman reminded members that advance apologies should be sent if members were unable to attend the meeting.

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

There were none.

3 Minutes of the Meetings of 5th and 12th September 2016

The minutes were **agreed** and **signed** as a correct record.

16/506571/OUT The Granary Court Lodge Farm, The Street, Boxley was taken at this point to allow the member of the public to answer any questions.

The meeting was adjourned at 7.43 pm to allow the member of public to make comment on the flooding/drainage issue at Boxley Village. He confirmed that in heavy rain there was localised flooding caused by the raised cushion outside the Kings Arm diverting water towards residential properties. The Chairman notified members of a pre application approach concerning potential small scale development at Forge Lane, Boxley Village. In view of this the 14 November meeting was being moved to the European School of Osteopathy at Boxley Village. The resident was invited to attend as it would be logical to further consider the drainage issue at that meeting as it was likely to be well attended by villagers. The meeting reconvened at 7.50pm.

4. Matters Arising from the Minutes

- 4.1 Minute 2908/4.2 Installation of hard standing/apron at Boxley Road noticeboard. After discussion on the cost, potential damage to the adjacent tree and whether there was an urgent need for the work members decided **no further action**. The Clerk was asked to inform members if the office received any complaints from members of the public.
- 4.2 Minute 2908/4.3 Inconsiderate parking Provender Way. The Chairman notified members that she had approached KCC and because there had been no injuries at the site she had been advised to contact MBC. She would again attempt to speak to County Councillor Carter. The Clerk was asked to again contact MBC about the possibility of yellow lines. **Action: Cllr W Hinder and Clerk.**
- 4.3 Minute 2908/4.4 Grovewood Drive South yellow lines. Members **noted** the KCC response that as there have been no accidents at the site and due to lack of funds the request will not be progressed unless the County Councillor or parish council pays for the project. The Chairman notified members that she would again attempt to speak to County Councillor Carter. **Action: Cllr W Hinder.**
- 4.4 Minute 2908/4.5. Land to the rear of Tesco Grove Green. Work will be undertaken, when time allows, to contact the owners concerning maintenance. **Noted.**
- 4.5 Minute 2908/4.6 Litter/flytipping signs. MBC reports that the signs are on order. The Clerk was asked to obtain an update. **Action office.**
- 4.6 Minute 2908/4.7 Flooding Boxley Road (near Longwood) and Brownlowe Copse. Response from KCC awaited. The Clerk was asked to obtain an update. **Action office.** was **agreed** that should no response be received then the next action would be a formal complaint to KCC.
- 4.7 Any other matters arising from the minutes not on the agenda. Cllr Ivor Davies asked for an update on the Wildfell Close Planning Application. Members were informed that the MBC planning officer would be taking the application to either the November of December meeting of the MBC and that the parish council would attend. **Action: Environment Committee attendance.**

5. **Planning Applications for Consideration**

16/507009/TPO Tree Preservation Order to fell 2 no. Common Ash to ground level, prune back to boundary 1 no. Field Maple, prune back to boundary 1 no. Common Ash, to prune back to boundary 1 Field Maple and to cut back other vegetation growing over trees to boundary. 9 Saracen Fields Walderslade.

Do not wish to object. Defer to the views of the Landscape Officer.

16/506571/OUT Outline application for one detached dwelling (All matters reserved for future consideration). The Granary Court Lodge Farm The Street Boxley.

Do not wish to object.

16/506967/TPO Tree preservation order application to coppice 1 no. Sweet Chestnut by 95%. To prune to boundary line, removing up to 4m leaving a radial spread of 1m on 1 no. Hornbeam. 11 Greensands Walderslade.

Do not wish to object. Defer to the views of the Landscape Officer.

16/506791/TPO Tree Preservation Order application to remove a limb of hornbeam, to reduce length of a branch on an oak tree and to cut back a domestic magnolia tree. 6 Sylvan Glade Walderslade.

Do not wish to object. Defer to the views of the Landscape Officer.

16/507119/FULL Erection of a first floor extension over existing garage, including fenestration revisions at 70 Bargrove Road, Maidstone.

Do not wish to object.

16/507070/FULL Erection of a first floor rear addition and internal alterations at The Saffrons, 23 Restharrow Road, Weaving.

Do not wish to object.

16/506782/FULL Extension of existing car parking facility including additional disabled parking, Creation of new parking area adjacent to existing offices and creation of new wheel chair access, Creation of a new single storey building housing a pet cremation facility, Removal of existing wheelchair access ramp at Vinters Park Crematorium Bearsted Road Weaving.

Wish to see approved.

16/502179/FULL Two storey front extension, roof extension to create a second floor including rear dormer. Excavate area in front of property to create parking. Excavation works to the rear garden (part-retrospective) and additional of pitched roof to garage/outbuilding (retrospective) at Bethany, Boxley Road, Walderslade.

Wish to see refused. The Parish Council cannot find any material difference between this application and the previous one that was refused by MBC. The applicant is still developing the site without planning permission and without any apparent enforcement. The 'garage' still remains as an outbuilding/office which brings the residential building line forward to almost on the road.

6. **Planning Decisions, Appeals and Appeals Decisions**

Planning Appeal (written) for non-determination in the required timescale. 16/502026/FULL Proposed first floor side extension at 89 Badger Road, Lords Wood. As the Environment Committee's response to the original planning application was Do not wish to object. **Noted.**

7. **Litter and flytipping**

Members received feedback on responses received and **approved**, with a few minor adjustments, the draft letters/invitation and posters that could be used to publicise litter picks and to try to stop littering. The Clerk was asked to contact MBC to find out how much litter picking costed the Borough. **Action: office.** The issue was deferred to full council to identify which councillors would be willing to lead local litter picking events. The Clerk was asked to again contact the Community Payback Organisation to try to get them involved. **Action office.**

It was suggested that there should be an article included in the Down Mail to ask residents to wash the street names plates. **Action office.**

8. Highways and Byways

- 8.1 KCC Parish Highways Seminar. Cllr Bob Hinder volunteered to attend. **Action: Cllr Hinder and office.**
- 8.2 Grovewood Drive North Crossing facility. Members were informed that the resident was setting up a petition and the office was liaising with her and the school about publicising the issue and petition. **Noted.**
- 8.3 KCC Highway Tracker Survey. Cllr Clarke volunteered to complete the survey. The Clerk was asked to pass the link on to her. **Action: Cllr Clarke and office.**
- 8.4 Raised cushion outside of Kings Arms, Boxley Village. Cllr Clarke briefed members on the situation concerning localised flooding and the grit and debris swept down The Street. Cllr Clarke would notify the residents to make complaints via the KCC website. The issue to be placed on the next agenda. **Action: Cllr Clarke and office.**
- 8.5 MBC dog bin removal programme. Members **received** and **noted** that MBC would be approaching parish councils about the removal and replacement programme. Cllr Vic Davies raised concerns about the impact on Vinters Valley Nature Reserve as MBC had recently stopped emptying the dog waste bins. It was **agreed** that the e-mail would be forwarded to Cllr Davies and that the Trust would make contact directly with MBC. **Action: Cllr Vic Davies and office.**

9. Maidstone Local Plan

Cllr Ivor Davies's report had been sent to members. Helen Whately MP had attended the first day and raised issues that had been notified to her by members of public. Cllr Davies notified members that the Inspector was not going to discuss the Integrated Transport Plan.

10. Policy and Procedure

- 10.1 Pre application discussions procedure (review). **Approved.**
- 10.2 Annual Competency report. **Received** and **noted.** After discussion of the Clerk's suggestion that there might not be a need to continue the annual reviews it was **agreed** that the issue would be referred to the parish council. **Action: Parish Council.**

11. Grounds Maintenance

After discussion on the need to obtain the views of every councillor it was **agreed** to defer the item to the next meeting. **Action: Office to obtain outstanding questionnaires.** The possibility of employing a maintenance person, the costs and possible duties were discussed. It was **agreed** that the item be placed on the next agenda and the Clerk was asked to supply examples of job descriptions. **Action: Clerk and Environment Committee.**

12. Budget 2017/2018

- 12.1 Members were reminded that they need to inform the office of any projects they wish to be have considered.
- 12.2 Cllr Dengate Timber Tops Play area seats and bins. Cllr Dengate's submission for budget provision was **received** and **noted.** After discussion it was proposed by Cllr Ivor Davies and **agreed** that £3,000 be placed in the budget. Members asked for more information on the seat design and suggested stainless steel for the seats. Cllr Dengate and MBC to be approached about having a metal seat. **Action: office.**

13. Members Reports

- 13.1 Verbal report on the presentation concerning residential development (Binbury Park) on Detling Hill. The Chairman notified that a small town of at least 1100 dwellings with all the facilities such as schools, shops, surgery was being proposed. The proposal also included a country park, a Park and Ride and a

hotel. She had raised concerns about traffic impact on junction 7 of the M20. MBC officers had appeared surprised at times about information being supplied as it appears that the developer had added things since the initial meeting with Planning.

- 13.2 Gibraltar Farm Public Inquiry. The Clerk's written report was **received** and **noted**. Members expressed disappointment that MBC had not attended the public inquiry and it was **agreed** that the Chairman Bob Hinder would write to the Chief Executive about this. **Action: Cllr Bob Hinder.**

As the time was approaching 9.30pm the Chairman used her prerogative to extend the meeting by 30 minutes.

14. **Volunteer Groups**

Cllr Ivor Davies notified members that the Walderslade Woodlands Group had undertaken work at Round Wood and that they had decided that the second planned pond would be named Alan's Pond.

15. **Kent County Council Local Transport Plan 4: Delivering Growth without Gridlock 2016 – 2031 consultation.**

The Clerk's briefing report was **received** and **noted**. After discussion members **agreed** the response including reference to their concerns about the lack of specific commitment to upgrading junction 3 of the M2 and the increased air pollution that would be experienced at the junction due to increased traffic movements caused by potential traffic from the proposed Lower Thames Crossing. Members supported the HGV overnight parking provision and asked that it be noted that the parish council had taken up the issue with its MP. The need for a roundabout at the Detling Showground entrance was to be highlighted. KCC and Medway Councils are to be asked to work closely together to improve junction 3 of the M2.

16. **Matters for Information**

There were none.

17. **Next Meeting**

Next Environment Committee meeting 14 November 2016 at the European School of Osteopathy, Boxley Village commencing at 7:30pm.

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

Members received notification of MBC's decision to no longer supply Enforcement updates to parish councils who would only be notified when action had been taken. Concern was raised that due to the length of time MBC currently took to look into reported breaches they could become lost in the system and not followed up. Cllr Bob Hinder raised an outstanding case where MBC Planning Committee had refused an application for a change to a condition and it now appeared that the Enforcement department would decide to take no action. It was **agreed** that the issue would be brought to the attention of the MBC Planning Chairman and Maidstone KALC. **Action: Cllr Bob Hinder.**

Meeting closed at 9.40pm.

Signed as a correct record of the proceedings.

Chairman Date