

Minutes of the Environment Committee on Monday 9 October 2017 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Councillors present: Mrs Wendy Hinder (Chairman), Ms L Clarke, Mr J Constable, Mr Ivor Davies, Mr D Hollands and Mr Bob Hinder, together with the Assistant Clerk and Mr Ben Crozier, Kitewood (until 8.05).

1 **Apologies and absences**

Mr P Dengate (holiday).

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

All members declared an interest in planning application 17/504882/FULL.

3 **Minutes of the Meetings 4 & 18 October 2017**

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

Item 5 was taken at this point.

4. **Matters Arising from the Minutes**

4.1 Minute 3028/4.2 Development Wildfell Close. Awaiting Planning Officer's report Cllr Bob Hinder gave a brief update following a meeting with the planning officer at MBC, the Clerk, Henry Clarke, Gen2 and Matthew Blythin, DHA. The application is progressing however there are three issues that need clarifying, and Cllr Hinder feels optimistic that a decision could be reached before Christmas. **Action Clerk/Gen2/DHA**

4.2 Minute 3028/4.6 Ancient Woodland and TPOs. The issue will be taken by Maidstone KALC to the next MBC liaison meeting. **Noted.**

4.3 Minute 3028/4.6 Highway issue Helen Whately MPs. Awaiting response on action taken by Helen Whately MP. **Noted.**

4.4 Minute 3030/7.2 Milestone Chatham Road. Sandling Residents Association has been contacted about undertaking the project to refurbish the milestone. Members were informed that Sandling Residents Association no longer exists and this project is being considered by the Sandling Hall Committee. **Noted**

4.5 Minute 3030/7.3 Daffodil planting. Daffodils have been distributed for planting. **Noted.**

4.6 Minute 3030/7.4 Dog Waste bins. MBC Officer will attend November meeting. **Noted.**

4.7 Minute 3030/10.1 Safer Crossing Point Grovewood Drive North survey results. Expected Oct/Nov. **Noted.**

4.8 Minute 3030/11.1 Boxley Road, Walderslade, KCC site visit. Awaiting date and details of maintenance work. UKPower must do its own maintenance first. **Noted.**

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

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

5. **Pre- Application Consultation** from Ben Crozier at Kitewood.

Ben gave a brief history of the site at Impton Lane since Kitewood had purchased it from KCC. He explained that there are 8 acres of Woodland of which 5 were Ancient woodland. Approximately one year ago, they commissioned an assessment of the site and found the woodland to be in poor condition where it hadn't been managed over the years. Minor tree works were carried out on health and safety grounds. The report also told them that to get the Ancient Woodland back to a sound ecological state £100,000.00 would be needed. Their proposal is to build 2/3 units/houses on the non-ancient woodland part of the site and to sign over the 5 acres of Ancient Woodland to the Parish Council in perpetuity together with a sum of £100,000.00 secured as a section 106 agreement to manage it. Members listened to the proposals and the main question arising was regarding the access and egress as all prior applications had problems with this. Ben confirmed that this would be the existing one. All members felt positive about

the proposal and thanked Ben for coming to talk to the Parish Council. Ben confirmed that he would return at a later date with some ideas.

6. **Planning Applications for Consideration**

17//503902/FULL – Two storey side and rear extensions, conversion of garage, ground floor front extension to porch and play room, new dormer to front elevation of roof, new roof and raising ridge height, removing existing conservatory at Millstream House, Boarley Lane, Sandling, Maidstone, Kent. **Ratified** the Clerk's decision after consultation with members, *Do not wish to object.*

17/504745/TPO – TPO Application for 1no. Hornbeam (T1) – Fell to ground level as tree has cracks on stem and extensive decay, and 1no. Hornbeam (T2) – Cut back growth to boundary line by approx. 1-2m leaving a final spread of approx. 3m at 21 Olivine Close, Walderslade ME5 9NQ. *Do not wish to object. Defer to the views of the Landscape Officer.*

17/504407/TPO – TPO Application for 2no. Hornbeam – reduce crown by no more than 40%. Reducing the height of tree ensuring it's no lower than 12m, leaving a radial crown spread where possible of no less than 3m at 9 Brownelow Copse, Walderslade, ME5 9JQ. *Do not wish to object. Defer to the views of the Landscape Officer.*

17/504748/TPO – TPO Application for 1 x Goat willow (*Salix caprea*) – Section fell to near ground level and poison the stump with ecoplugs or grind the stump at 9 Quinion Close, Boxley, Chatham, Kent, ME5 9JS. *Do not wish to object. Defer to the views of the Landscape Officer.*

17/504519/FULL. Erection of 2no. semi-detached two bed dwellings with associated vehicular access and additional 3no. parking spaces at 1A and 1B Vineholme Forstal Road Aylesford, ME20 7AE. *Do not wish to object.*

17/504882/FULL. Proposed single storey extension and associated external works at Beechen Hall Wildfell Close Boxley Chatham ME5 9RU. *Wish to see approved.*

17/504676/FULL. Proposed cycle shed and extended concrete slab for bin store at Grounds of 21-25 Gentian Close, Weaving. *Do not wish to object.*

MC/17/3109. Formation of a replacement paved lit runway and parallel grass runway (including landscaped bund), demolition of existing buildings, re-siting of helipads and construction of a new control tower and hub building at Rochester Airport, Maidstone Road, Chatham. *Noted. Leave the decision to Medway Council.*

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

7.1 MBC Planning Committee; 28 September meeting - 2 dwellings north of Forge Lane, Boxley MBC refused; Unit 33, Lordswood Industrial Area, Lords Wood MBC refused. **Noted.**

MBC Planning Committee October 5TH Meeting - Stem School application, the developer has referred this to appeal for non-determination by MBC. MBC were recommended to approve the application even though it had gone to appeal. There will be 27 conditions attached to this application which can be viewed on MBC's website. A suggestion was made to change condition 27 (regarding parking restrictions) to read Grove Green rather than Grovewood Drive South which would encompass all roads on Grove Green for possible inclusion in future parking restrictions. It was suggested that a monitoring group was set up to oversee the conditions and monitor the travel plan and it was requested that Boxley PC be included on the panel to represent local residents, other members would include KCC Highways and a representative from each of the political groups on the committee.

7.2 Review of recent decisions that did not correspond with BPC Responses. Deferred to next meeting, **Noted.**

- 7.3 Planning responses to applications. Members **received** the Clerk's report that a resident had notified the parish office that he considers the response it uses '*Do not wish to object*' is a negative for people opposing any planning application. Cllr Wendy Hinder made the following suggestions 'the parish council sees no material reason to object' or 'this application does not fit the planning criteria'. Members **agreed** to change from using 'Do not wish to object' to 'the parish council has no material reason to object'. **Action office.**
8. **Highways and Byways**
- 8.1 Traffic Speeds, Boxley Road/Beechen Bank Road. Members **received** the Clerk's report highlighting a resident's request for support for a speed camera in Boxley Road and Beechen Bank Road because of speeding vehicles to and from Walderslade village. After discussion members **agreed** to support the resident but suggested a meeting with members of Medway Council to see what support they could give. **Action office.**
- 8.2 KCC Highways Parish and Town Council Tracker Survey. Cllr John Constable has agreed to complete this survey. **Action Cllr Constable.**
- 8.3 Chatham Road, Sandling new road design. Members **received** and **noted** the Clerk's report that the final design is having a few tweaks and will be forwarded once finished and advance notice of programmed works was requested so that the PC can notify its residents. **Action KCC/Office.**
- 8.4 Yellow lines at the junction of Groyewood Drive South and New Cut Road was requested to stop parking immediately on the junction. This has been refused by Kent County Council. **Noted.**
9. **Maidstone Local Plan** – to receive any reports on Helen Whately MP's call in. Members were informed that the Rt Hon Sajid Javid MP, Secretary of State for Communities and Local Government has looked at the local plan, but is not prepared to call it in and will allow Maidstone Borough Council to adopt it but will monitor it.
10. **Policy and Procedures**
None for review.
11. **Members Reports**
There were none
12. **Planning for the right homes in the right places consultation proposals**
Members had **received** the clerk's report and **agreed** to hold a separate meeting to formulate a response to the consultation and this will be held on Monday 18 October at Beechen Hall at 6pm. **Action office/Cllrs.**
13. **Volunteer Groups**
- 13.1 Friends of Boxley Warren. Cllr Bob Hinder notified members that he would be attending a meeting on behalf of the group at County Hall with Old Chalk New Downs.
On 15 October he and John Brooks will be attending an open day at Leybourne Lakes, Old Chalk, New Downs with the aim of trying to recruit helpers.
He also reported that the area around the lime trees planted at the entrance to the warren has been cleared and one of the trees they thought was dead appears to be OK and is producing buds. They also cleared the glade area.
- 13.2 Walderslade Woodlands Group. Cllr Ivor Davies notified members that group had recently held their AGM and he would forward the minutes to the office the volunteers had recently cleared the area around the picnic benches and tables.
14. **Matters for Information**
- 14.1 Programmed tree works on highway verges. **Noted.** It was suggested that this information is sent out on a community alert. **Action office.**
- 14.2 Tonbridge and Malling BC Local Plan. Members **received** and **noted** the Clerk's report.

15. **Budget 2018/2019**

Members **agreed** to keep the street maintenance budget at £15,000.00 for 2018/19.

16. **Next Meeting**

Next Environment Committee meeting 13 November 2017 at Beechen Hall commencing at 7:30pm.

In view of the confidential nature (personal details and data) on the Enforcement item about to be transacted the discussion was taken in confidence.

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

Members **received** a response to a complaint it had made to MBC regarding the lack of effective action by MBC on enforcement issues, the inability to adhere to deadlines set for proposed enforcement action and failure to update on the progress of cases. Members were not impressed with the response and update provided on four outstanding issues but asked that the office write to James Bailey and thank him for his response and hope that the PC can be updated on a regular basis in future to avoid making another complaint.

Meeting closed at 9.29pm.

Signed as a correct record of the proceedings.

Chairman Date

DRAFT