



# Boxley

## PARISH COUNCIL

**Minutes of the Environment Committee Meeting held on Monday 8 August 2022 held at Beechen Hall, Wildfell Close, ME5 9RU commencing at 7.30 pm.**

Present: Cllrs B Hinder – Chair, A Asseter, C Sheppard and M Beckwith together with Mrs D Baylis, Clerk.

1. **Apologies and absences**  
Cllrs P Huntingford, I Davies and J Willmott.
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**  
None.
3. **Minutes of the Meeting held on 25 July 2022**  
The minutes were agreed.
4. **Matters Arising from the Minutes**  
None.

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

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

**22/503499/FULL 12 Wents Wood, Weaving, ME14 5BL**

Conversion of garage with raised roof and 1no. roof light. Loft conversion with front and rear dormers and 2no. roof lights (resubmission of 22/502134/FULL).

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

1. The proposal, by virtue of its scale, location and design would result in a visually dominant and incongruous development that would impact the character of the host dwelling and the character and appearance of the street scene contrary to the NPPF 2021 and MBC Local Plan Policies DM1 and DM9 and the Residential Extensions Supplementary Planning Document.
2. It would be over development of the site.
3. Policy DM1 of the Local Plan requires proposals to: Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties. The height extension on the garage will create overshadowing of the neighbouring garden. One of the dormer windows to the roof extension will cause a loss of privacy to their neighbours garden and bedrooms.

If the Case Officer is minded to approval Boxley Parish Council would like the decision referred to the Planning Committee.

**22/503276/FULL Grove Lodge, New Cut Road, ME14 5PS**

Change of use of land to the west of the site to be included as residential curtilage and retention of fencing.

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

**22/503330/FULL 85 Lombardy Drive, ME14 5TB**

Erection of a single storey rear extension and replacement of front porch.

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

**22/503576/TPOA Boarley Court, Cuckoowood Avenue, Boxley, ME14 2NL**

Tree Preservation Order application: Works to be carried out: T889 Silver Birch: Crown reduction, height (19m), reducing height by (3m) and average radial spread of tree by (1m), taking care to prune to live secondary growth points and maintaining an even, balanced shape appropriate to species.

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

**6. Ratifications**

None on this Agenda.

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

The Decisions on the Agenda were reviewed.

The Clerk was asked to arrange a meeting to discuss issues with the Gleamingwood Drive Development.

The Clerk was asked to get an update from the Enforcement Team regarding the Bethany Tree House.

**8. Highways and Byways - DECISION****8.1 Highways Improvement Plan**

No updates.

**8.2 Junction 3 of the M2**

The Clerk was still waiting for a reply from Helen Whately to arrange a meeting regarding adding the A229, Bluebell Hill to the strategic road network.

**8.3 A249 Bearsted Road Major Infrastructure Project**

No update.

**8.4 Harp Farm Road – flooding**

Still waiting for Rain to see how effective the repairs will be.

**8.5 To consider any issues raised at the meeting**

None raised.

**8.6 STEM school drop off area.**

No response has been received from the School. The Clerk was asked to write to MP Helen Whatley and KCC Councillor Paul Carter.

**9. Policy and Procedure****9.1 Environment Policy**

The new draft would be brought to the September meeting.

**10. Task List**

The Clerk was asked to send a letter regarding the STEM schools breaches in planning conditions to MBC's Enforcement Team and a reminder letter to the School's Governors.

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

None given.

**12. Residents' Concerns**

None received.

**13. Consultations**

None on this Agenda.

14. **Volunteer Groups – INFORMATION**

Cllr Hinder reported that the Lordswood and Walderslade Litter Group led by Mary McAllister had been out, in and around the Woodlands and Walderslade Woods Road and collected 15 bags of litter. She was very complementary about the condition of the woodlands and how little litter there was. Cllr Hinder would like to nominate her and her group for a Litter Heroes Award. The Committee agreed to put in a nomination from BPC. Cllr Sheppard reported that the green sacks of litter left for collection in 2020 had finally been picked up.

15. **Items for Next Agenda – DECISION**

None put forward.

16. **Next Meeting**

Next Environment Committee meeting 8 August 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.

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

No additional CIL money had been received. It was agreed to use some of the money to purchase a new litter bin for the WDJO and also to resite the current bin as per the recommendation of the recent ROSPA inspection.

18. **Lidsing Garden Development**

The draft Statement was looked at and would be circulated to all Councillors with submission of any comments by Thursday 11 August. The next working group meeting would be on the 11<sup>th</sup> August at 2.30pm at Beechen Hall. The final draft would be sent out on the 12th August and a final draft agreed on the 15th August for submission on the 16th.

Meeting closed 8.22 pm.

Signed as a correct record of the proceedings.

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