**Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 11 November 2024, commencing at 7.30pm.**

**Present**: Cllrs B Hinder – Chairman, I Davies, C Sheppard, J Akehurst, M Beckwith, A Adams, A Brindle and P Mclean along with Mrs D Baylis (Parish Clerk) and Cllr V Jones BEM

1. **Apologies and absences**

Cllrs M Cox and H Bryant

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

None.

It was proposed by Cllr A Brindle, seconded by Cllr B Hinder and all agreed to exclude the press and members of the public from items in the confidential section.

1. **Minutes of the Meeting held on 14 October 2024**

Agreed.

1. **Matters Arising from the Minutes**

None.

**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.**

No members of the public were present.

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

**24/504430/FULL 5 Tollgate Way, Sandling, ME14 3DF**

Erection of a single storey side extension

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

**24/504230/TPOA Land adjacent 22 Orbit Close, Boxley, ME5 9NF**

TPO application to crown lift one Acer/Sycamore (T1) to 4m all round and thin by 20%.

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

**24/504530/FULL Valley Park Community School, Huntsman Lane, ME14 5DT**

Section 73 Application for Minor Material Amendment to approved plans condition 3 (to allow for a slightly increased footprint to eastern side and windows on northern elevation removed in lieu of rooflights on the rear slope) pursuant to 24/500119/FULL for Demolition of kitchen/canteen unit and ramp. Erection of a pre-fabricated modular administration unit with access ramp and steps.

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

**24/504402/FULL 2 Violet Close, Boxley, ME5 9ND**

Conversion of existing garage to a study including replacement of garage doors with a window and insertion of 2 no. rooflights.

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

**24/504194/FULL Camelia Cottage, Weavering Street, ME14 5JR**

Conversion of existing office/storage area into a bedroom and en-suite.

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

**24/504411/FULL 38 Crownfields, ME14 5TH**

Erection of a single storey side and rear extension including insertion of a new garage door to side elevation.

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

**24/504543/SUB Jonquil Weavering Street Weavering Kent ME14 5JH**

Submission of details pursuant to condition 8 (cycle and refuse bin storage) subject to application 23/500573/FULL.

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

**24/504569/SUB Bredhurst Garden Centre Dunn Street Bredhurst Kent ME7 3ND**

Submission of details pursuant to conditions 9 (Energy Efficiency) and 12 (Vehicular Access), Subject to Application Number 17/502100/FULL.

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

**24/504571/SUB Plots 6 & 7 Eclipse Park Sittingbourne Road North Maidstone Kent ME14 3EN**

Submission of details pursuant to condition 6 (Surface Water Drainage Scheme), 7 (Proposed Finished Floor Levels) and 8 (Phase Details), Subject to Application Number 23/503788/FULL.

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

1. **Ratifications**

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

1. **Planning Decisions, Appeals and Appeals Decisions**

Report noted.

1. **Highways and Byways – DECISION**
   1. **Highways Improvement Plan.**

It was proposed by Cllr I Davies, seconded by Cllr P Mclean to accept the proposed signage for Styles Lane.

It was proposed by Cllr B Hinder, seconded by Cllr C Sheppard and all agreed to accept the proposal for double yellow lines in Brownlow Copse. The Clerk was asked to inform the Highways rep that Cossington Road is not private for the first 20m which comes under KCC jurisdiction.

It was proposed by Cllr P Mclean, seconded by Cllr I Davies and all agreed to pay the £750 per pair for pedestrian crossing signs for Bearsted Road.

It was proposed by Cllr A Brindle, seconded by Cllr M Beckwith and all agreed to remove the upgrade of the village gateways signs from the HIP. The upgrade would result in the loss of the old shaped gateways and replace them with a plain rectangular one.

It was proposed by Cllr I Davies, seconded by Cllr C Sheppard and agreed with 1 abstention to install edge of c/way lines in Boxley Village.

It was proposed by Cllr P Mclean, seconded by Cllr B Hinder and all agreed to install the double yellow lines in Wildfell Close.

It was proposed by Cllr I Davies, seconded by Cllr P Mclean and all agreed to install the double yellow lines in Bellgrove Court. This was a request from Cllr Jones who had worked with KCC directly.

It was proposed by Cllr P Mclean, seconded by Cllr C Sheppard and all agreed to pay the costs of £300 for the double yellow lines installation.

It was proposed by Cllr A Brindle, seconded by Cllr I Davies and all agreed to add the installation of double yellow lines in Tyland Lane. This was a request from Cllr Jones who had worked with KCC directly.

* 1. **Junction 3 of the M2/Bluebell Hill**

No update for this Agenda.

* 1. **A249 Bearsted Road Major Infrastructure Project**.

No update for this Agenda. The Clerk had contacted Colin Shorter but had not received a reply.

* 1. **Boxley Village**

Report noted. The Traffic summary report was noted.

* 1. **Lower Thames Crossing update**

Report noted.

* 1. **Any Highways issues raised at the meeting**

Cllr Sheppard raised the issue of parking at the North end of Provinder Way and Grovewood Drive North. This was from the television studios who usually hire the Hilton carpark but people do not want to walk from there to the studios. He was building an evidence base for inclusion on the HIP of preventative measures. Cllr Shepard also reported an increase of ‘boy racers’ on motorbikes using the road and roundabouts as a race track. The Clerk would raise this with the Community Beat Officer.

1. **Lidsing**

No update for this agenda.

1. **Sandling**

Report noted.

1. **Boxley and Boxley Abbey Conservation Areas.**

The Clerk was asked to obtain the full document and circulate to members as the maps raised more issues and more information was required.

1. **Housing Needs Boxley Parish**

It was decided that this would be impossible to answer without any information on where the houses would go. The Clerk was asked to draft a letter to this effect and circulate to members before sending.

1. **Environment Committee Budget**

It was proposed by Cllr C Sheppard, seconded by Cllr P Mclean and all agreed to put the Environment Committee budget forward as drafted with no amendments.

1. **Task List**

The Stem School was now the most popular in Maidstone and oversubscribed. Its catchment area has now been reduced to 2 miles.

It was proposed by Cllr P Mclean, seconded by Cllr Sheppard and all agreed to hire a contractor to do/help the Parish Caretaker with installations of noticeboards, benches and other items that are more than a one man job.

1. **Maidstone Borough Gypsy, Traveller and Travelling Showpeople Development Plan Document – Preferred Approaches (Regulation 18b) Consultation.**

Cllrs A Brindle and C Sheppard would meet with the Clerk on the 22 November to formulate the BPC response.

1. **Members and Officer’s Reports**

A report and plan for a proposed Solar Farm in Harp Farm Road had been received. This would be added to the next Agenda.

1. **Residents’ Concerns**

Report noted. No action requested.

1. **Volunteer Groups**

No reports received.

1. **Items for Next Agenda**

None put forward at this meeting.

1. **Next Meeting**

Next Environment Committee meeting 9 December 2024.

**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**.

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

Noted

Meeting closed at 21.14

Signed as a correct record of the proceedings.

Chairman ……………………………………………….. Date ………………………………………………………..