

**Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 9<sup>th</sup> February 2026, commencing at 7.30pm.**

**Present:** Cllrs A Brindle, I Davies, J Akehurst, V Jones, A Adams, V Kellaway, J Akehurst, R Dines and N Zand along with Mrs D Baylis (Parish Clerk), Cllr P Sullivan and 1 member of the public.

**1 Apologies and absences**

Cllrs Thompson and Mclean – apologies given.

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

**3 Motion to exclude the press and public from the meeting for all items in the Confidential Section.**

It was agreed that nothing in the Confidential Section needed the exclusion of the press and public.

**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.**

The member of the public had come about the fly tipping in Wents Wood in Weaving. He said that he and the Parish Council had fought very hard to get the woodland nature reserve status and he would like to see it protected.

**4 Minutes of the Meeting held on 15 December 2025**

Agreed.

**5 Matters Arising from the Minutes**

Minute 4009 - Public Session Cinnabar Close had been added to the HIP. The Clerk had not yet contacted the community police. ACTION Clerk

Minute 4012 Boxley Village – Clerk had not yet added Boxley House to the Conservation Area proposals. ACTION Clerk

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

**26/500339/TPOA 14 Wildfell Close Boxley Kent ME5 9RU**

TPO application to carry out works to one Silver Birch (T1) - Reduce tree from 21m in height to 15m, and radial spreads from 6m north to 5m, 0m east to 0m, 8m south to 5m, 4m west to 3m.

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

**26/500331/LAWPRO 43 Harvesters Way Weaving Kent ME14 5SH**

Lawful Development Certificate for a proposed loft conversion with rear dormer and 2no. front roof windows

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

**26/500143/TPOA 1 Wildfell Close Boxley Kent ME5 9RU**

TPO application to reduce one silver birch to previous pollard points from 12m to 9m, and to crown lift one Hornbeam Tree close to the house to 4m and to cut also branches on all 4 Hornbeams overhanging the pavement side footpath and close to house from 4m to 3m.

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

## 7. **Ratifications**

It was proposed by Cllr Brindle, seconded by Cllr Jones and all agreed to ratify the planning responses made out of meeting. Cllr Dines asked if BPC had queried the sightlines re application 25/504949/FULL Unit 33, Adjacent Lordswood Industrial Estate, Gleamingwood Drive, ME5 8RZ. The Clerk confirmed comments had been submitted. Cllr Jones explained that Sandling residents had queried why Boxley PC had made two very similar submissions in respect of 25/504971/PIP Land Northwest of Boarley Lane, Sandling, ME14 3BU. Cllr Jones explained to the residents that the first submission included incorrect policy reference numbers. Boxley's second submission corrected this.

## 8. **Planning Decisions, Appeals and Appeals Decisions**

Report noted.

### **24/503497/FULL Plot 8, Eclipse Park, Sittingbourne Road North.**

#### **Erection of a 5 storey self-storage facility (classB8) for 7,097,2 of floorspace over 5 floors with landscaping, 16 parking spaces, access and associated works.**

The above application is going to appeal on the 18 and 19<sup>th</sup> February 2026. Cllr Adams agreed to go and represent the Parish Council. The Clerk would send him the information on the Appeal including BPC's response. ACTION: Clerk/Cllr Adams

## 9. **Highways and Byways – DECISION**

### 9.1 **Highways Improvement Plan.**

The new format form submitted was looked at. Cllr Dines was concerned that items on the old list still need to be on the new form, if not completed. This would need to be ascertained. Cllr Brindle stated the form was incorrect. The problem at the junction of Harp Farm Road is located in the west, not north. Reference to the junction of Westfield Sole Road and Forge Lane was also incorrect. This should read the stretch of road between Forge Lane and Westfield Sole Road. Cllr Dines stated the reference to Impton Lane was inaccurate and needs amendment. Cllr Dines queried why the junction of Dunn Street, Lidsing Road and Yelsted Lane was not listed. It was agreed to request safety measures for this junction. Cllr Dines also highlighted other inaccuracies and asked that the Clerk checks all details on the HIP and circulates a revised HIP to all Cllrs. It was proposed by Cllr Brindle, seconded by Cllr Jones and all agreed to add extending the double yellow lines at the junction of Grovewood Drive South and Harvester Way to the HIP. ACTION: Clerk

### 9.2 **Junction 3 of the M2/Bluebell Hill**

Cllr Akehurst reported that at the meeting with Helen Whatley MP on the 9th January, she had agreed to support where she could.

### 9.3 **A229 Bluebell Hill Road Improvements**

The Clerk was asked to write to MP Helen Whatley for an update.

The Clerk would chase Spencer Dixon for an update on a meeting date with the KCC Officer. Clerk to circulate all email correspondence with MP and KCC Cllr to Cllrs

ACTION: Clerk

### 9.4 **A249 Bearsted Road Major Infrastructure Project.**

Report noted.

### 9.5 **Boxley Village**

No update for this meeting.

### 9.6 **Lower Thames Crossing update.**

Report noted.

### 9.7 **Traffic Surveys**

It was agreed that this should be done in late June/early July BPC would commission the whole survey and-discuss with Bredhurst regarding their share of costs. Cllr Dines would like to see an extra counter in Gleamingwood Drive. Clerk to get a quotation for the 2026 surveys. ACTION: Clerk

### 9.8 **Speedwatch**

The Clerk confirmed she has redesigned the poster asking for volunteers and will circulate it to members. ACTION: Clerk

### 9.9 **Gleamingwood Drive Safety Audits**

The Clerk is chasing for the report. The company have mislabelled it and are sending it with the correct name but wrong report. The Clerk will circulate it once received. ACTION: Clerk

### 9.10 **Any Highways issues raised at the meeting.**

None raised.

### 10 **Lidsing**

Cllrs Thompson, Jones, Brindle and Dines had attended the MBC PAC meeting. Cllr Jones put forward 5 amendments to the SPD. One was deemed not legal and the other 4 were agreed. Cllrs Jones and Thompson have a meeting scheduled with MBC's Head of Planning and Stuart Jeffery, the Leader of MBC before the Cabinet meeting on the 11 February. They are asking for the Cabinet not to approve the SPD unless amended. Alastair Hume of Hume Planning was planning to hold consultation events in February. These events have now been moved to March. Cllr Brindle thanked Cllrs Jones, Thompson, and Dines for undertaking this major piece of work, which was prepared and presented to the MBC PAC meeting.

### 11 **Sandling**

Testing is underway in the field along Old Chatham Road for the proposed A229 upgrade route. KCC have issued a Section 172 notice to MBC. There has been more fly tipping of the same kind of waste at the underpass by the ESSO garage and in Grange Lane. MBC cleared the fly tipping in Grange Lane within 24 hours. Tonbridge and Malling had not cleared the three lots of fly tipping. The Clerk will write to Tonbridge and Malling Council. Cllr Jones will provide the name of the Councillor. ACTION: Clerk and Cllr Jones.

A large pothole had appeared on Boarley Lane. There was no update on the shared path upgrade on Old Chatham Road for this meeting. ACTION: Clerk

### 12 **Report on the Toxicity of Old Railway Sleepers**

The Clerk now has a what3words location for the fly tipping. Clerk to contact Environmental Health to see if they would visit the site and provide a solution. Cllr Brindle confirmed it is not proposed that Boxley PC pays for the removal of the rubbish. ACTION: Clerk

### 13 **Report of the old Fingerpost sign**

Cllr Brindle reported that MBC have appointed a new officer to deal with heritage issues. Cllr Brindle would contact her once she was in post regarding this sign and the mile markers. The Clerk was asked to obtain a revised quotation for the restoration. ACTION: Clerk and Cllr Brindle

### 14 **Policy and Procedures Review**

None on this Agenda.

### 15 **5 Year Development Plan**

Cllrs Zand and Kellaway will organise the results into Committee categories and circulate them once complete. The 5-year plan will be presented at the March PC meeting with priorities listed by Committee. ACTION: Cllrs Zand and Kellaway

16 **Task List**

Clerk asked to add more detail for item 5. Item 9 already covered.

Action: Clerk

17 **Members and Officer’s Reports**

Cllr Dines reported that two inspectors had been appointed for the Medway Local Plan and that no dates for the hearing had yet been scheduled. He requested that a discussion on hiring professional representation and experts to represent Boxley Parish Council’s interests be included on a future agenda.

18 **Residents’ Concerns**

None on this Agenda.

19 **Volunteer Groups**

Cllr Dines’s litter group had cleared Westfield Sole Road with 10 bags collected up to the first bend.

20 **Items for Next Agenda**

Cllr Jones suggested that the introduction of a new Boxley Parish Council Grove Green Facebook page be added to the next PC Agenda. ACTION: Cllr Jones/Clerk

21 **Next Meeting**

Next Environment Committee meeting 16 March 2026.

22 **Enforcement and CIL/Section 106 updates from MBC**

Report noted

Meeting closed at 9.08 pm.

Signed as a correct record of the proceedings.

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