

PLANNING AND ENVIRONMENT COMMITTEE

24 September 2008

Committee Members present: Cllrs B Garlick (Chairman), D Brown (Vice Chairman),
J Atkins, Mrs D Crook, C Grayhurst, L Baldock,
Miss A Moloney

Mrs. S Hunter (Town Clerk)

Members of the Public present: J Boyes, S Wickwar, P Jefferies, S Clark, T Marshall,
L Chapman, P Hickmott, D Laverty

1. Apologies for Absence

Apologies were received from Cllrs C Block, Mrs Keeley and Ms K Woolley.

There will be two extra plans at Item 15.2.15

TM/08/02261 – 9 Lewis Mews – Garage Conversion to a living room

TM/08/02579 – 120 High Street – Conversion of ground floor office to a one bedroom flat.

2. Declaration of Interest

Cllrs Miss A Moloney – Community Association and a Borough Councillor on Area 3 Planning.

Cllrs Mrs D Crook – Community Association.

3. Matters arising from the Minutes of the meeting held on 13 August 2008

There are no matters arising.

The Chairman suspended Standing Orders

4. Questions from the Public

4.1 Mr Wickwar asked STC to consider the local residents in the vicinity of Items 5.2.8 and 5.2.12, to consider their strong opposition to these proposals.

A petition with 447 signatures has already been sent to TMBC Planning Officer by these people. Mr Jefferies stated there would be historical and community value in retaining the building as it is within a conservation area, and proposed building will not be in keeping with the surrounding area.

4.2 Mr Laverty raised concerns regarding the planned development at Halling, with regard to the school. Evidently there is no provision for a school, with Medway assuming that the children will be able to use the Snodland schools.

4.3 Mr Chapman and Mr Marshall gave a presentation on their proposals for Holborough Woods. After some investigation with the assistance of the Town Clerk, and Lafarge's security officer, they have been steered towards assisting the Valley of Visions with the Bishops Palace in Halling.

Cllr Atkins suggested they may like to get involved with the Snodland Riverside Project, as Mr Chapman said the school would like to get involved with projects.

The Chairman reinstated Standing Orders.

5. Planning Applications

5.1 Decisions received

In Office for perusal.

5.2 Applications for consideration

- 5.2.1 TM/06/02146 – Water Treatment Plant Brook Street – Outline application for the redevelopment of redundant industrial area to provide a range of industrial units of varying sizes including starter units class B1 – No objection
- Cllr Atkins suggested that Items 5.2.8 and 5.2.12 be taken next. The Chairman and the rest of the committee agreed.
- 5.2.8 TM/08/02457 – Church of St Thomas of Canterbury, Holborough Road – Demolition of existing building and erection of three houses and one maisonette with parking under for four dwellings – STC is unable to discuss as no proper plans
- 5.2.12 TM/08/02502 – Church of St Thomas of Canterbury, Holborough Road
- Conservation area Consent: demolition of existing church building – STC is unable to discuss as no proper plans
- 5.2.2 TM/08/01705 – 69 Lucas Road – Two storey side extension and single story rear extension – Agreed in principal, however we would like to see a pitched roof as opposed to a flat roof.
- 5.2.3 TM/08/01912 – Former Holborough Quarry – Erection of a pair of semi detached cottages and undertaker’s garage with associated residential and cemetery visitor parking – STC declares an interest in this development – Strongly support
- 5.2.4 TM/08/01987 - 39 – 43 Brook Street – Reserved matters application relating to siting, design, landscaping and external appearance for development of units for B1 business use – No objection
- 5.2.5 TM/08/02252 - The Red Lion, 96 High Street – Conversion and extension of existing public house to create 3 no. one bedroom flats and 2 no. 2 bedroom flats – No objection in principal – would prefer to see hard standing as car parking
- 5.2.6 TM/08/02320 - Barn adjacent Coxs Cottages, Paddlesworth Road - Joinery details submitted pursuant to condition 5 of planning permission 06/04140 - No objection
- 5.2.7 TM/08/02399 – 184 Birling Road – Erection of a side conservatory – No objection
- 5.2.9 TM/08/02467 – Church of New Jerusalem, High Street – Conversion of existing building into self-contained residential units together with associated parking and bin storage – STC recognises this is a listed building, however it thinks this scheme is actually a way of protecting the building from decay – Strongly support this proposal
- 5.2.10 TM/08/02470 – Church of New Jerusalem, High Street – Conversion of existing building into self-contained residential units together with associated parking and bin storage - STC recognises this is a listed building, however it thinks this scheme is actually a way of protecting the building from decay – Strongly support this proposal
- 5.2.11 TM/08/02473 - Barn adjacent Coxs Cottages – Minor amendment of planning permission 06/04140 – No objection
- 5.2.13 TM/08/02503 – Former Peters Pit –Details of archaeological management submitted pursuant to condition 33 of planning permission 05/00989 - Noted
- 5.2.14 TM/08/02554 - 53 St Katherine’s Lane – Ash – cut back limbs overhanging 25 Pout Road - Noted
- 5.2.15 TM/08/02261 – 9 Lewis Mews – Garage conversion to a living room – No objection
- 5.2.16 TM/08/02579 – 120 High Street – Conversion of ground floor office to a 1 bedroom flat – No objection

6. Snodland Riverside Project

Cllr Brown has no further update at the moment.

Cllr Grayhurst said the Snodland Partnership is looking to tidy up the churchyard as a project, and the Archdeacon of Rochester will have a site meeting with the Partnership in the near future. The Valley of Visions will also be involved with this project.

The Clerk informed the meeting that a large section of the river wall, further along by Smurfit's has collapsed into the river. Cllr Grayhurst said the river is only about 10feet from the church wall.

A letter requesting an urgent site meeting with Mersey Docks, who own this stretch of the river, will need to be sent. Also a letter informing Southern Housing and the Chief Executive of TMBC, as if this is due to river erosion, there is a potential problem with the churchyard.

7. Catts Alley – Section 38 Agreement - update

The chemist is now finished and the Section 38 Agreement is very near to completion. If the paperwork has been received by the Policy and Resources meeting, this item may then be removed from the agenda.

8. Parking at the New Holborough Development

There are increasing parking problems at the new development as not enough visitor parking has been provided. A letter needs to be sent to the planning department, raising the concerns, as it would be best in future development's not to create the problem in the first place.

9. Surplus Land at Catts Alley

Mr Beswarick is pursuing the Council's option of planning permission for two bungalows for disabled persons.

10. Correspondence

10.1 A letter from Mr and Mrs Crittenden was taken into consideration regarding Item 5.2.5.

11. Any other items which the Chairman has decided are urgent owing to special Circumstances

11.1 Cllr Atkins requested that 'Trees in Queens Avenue' was put back on the agenda. The Chairman said he felt we had pursued this issue and the result was that any new trees placed there would be vandalised.

There being no other items the meeting closed at 9.30 pm