

Snodland Town Council – Planning and Environment Committee

3 March 2022

Committee Members present:	Cllr Mrs K Mordecai Woolf (C) Mrs A Barden, A Bennison, Mrs D Crook, P Hickmott, Mrs S Shaw and W Mallard
Council Staff Present:	Mrs K Sowten
Other Councillors present:	None
Members of the Public:	Newlands Developments, Stephanie Bishop. Avison Young Sally Davis Members of the public from Cantium Place and Holborough Road

item No.	Agenda Item
1.	<p><u>Apologies for absence</u></p> <p>Apologies were received from Cllrs J Minter Mrs N Misy and Mrs S Bell. Mrs K Mordecai-Woolf sent her apologies for running late as stuck in traffic. In the Absence of the Chairman and Vice Chairman, Councillor Hickmott chaired the meeting.</p>
2.	<p><u>Declaration of Interests</u></p> <p>There were no declarations of interest</p>
3.	<p><u>Minutes - To agree the minutes of the meeting held on 17 February 2022</u></p> <p>The minutes of the meeting held on 17 February 2022 were agreed as a true record.</p>
4.	<p><u>Questions from the Public</u></p> <p>Pursuant to Standing Order 3 e & g Members of the public may make representation, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. A member of the public shall not speak for more than 3 minutes.</p> <p>The Chairman advised that a further opportunity for the public to speak would be available after the presentation from Avison Young</p>
5.	<p><u>To receive a presentation from Avison Young regarding Land to the East of A228</u></p> <p>The Chairman suspended standing orders</p> <p>The representatives from Avison Young and Newland Developments gave a presentation on the proposed development of land to the East of the A228 to provide employment floorspace in the form of storage and distribution warehouses, together with car and cycle provision, with vehicular access, servicing arrangements and landscaping. (A copy of the presentation is available on file).</p> <p>Following the presentation a number of questions and concerns were raised –</p> <ul style="list-style-type: none"> • There is no detail around how to protect residents overlooking the development from air, noise and light pollution. • 10 warehouses for rent in TMBC and 28 in Medway. On the Aylesford Newsprint site there are at least 7 very large industrial units being built (3.3 miles away). This demonstrates that there is not a need locally. • The access is dangerously close to several slips roads and as the 50mph dual carriageway goes from 2 lanes to 1. Additionally the access is near to housing (Holborough Road and Holborough Lakes), a petrol station, several fast food outlets, pre existing warehouse facilities with exiting HGV's. Mid Kent Business Park also holds

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	<p>several industrial units and transportation companies.</p> <ul style="list-style-type: none"> • The speed limit changes proposed will be unsafe and the increased traffic from the site will force motorists through the village, which is busy and contains housing and 2 schools. In addition the proposed pedestrian and cycle routes are also dangerous and will not be used. How will you make this safe and avoid fatalities, increased congestion and pollution? • A right turn into the site from the South would be potentially a dangerous manoeuvre with a history of accidents further down the A228 at the Sewerage works. • How does this benefit the local community in line with the strategy of your organisation? • The field where the proposed development regularly floods. Will this development increase/cause flooding to local properties? If yes, will the developers be providing a lifetime indemnity to protect residents? • How many vehicles do you estimate will be exiting the site and at what times? How are you going to ensure that the cost of ongoing road repairs are not going to be borne by local residents? • What are the operating hours of the site going to be? • This green space is home to a huge variety of flora and fauna. As well as a huge variety of birds, bats, larger mammals such as rabbits and foxes and smaller creatures responsible for pollination, aeration and decomposition. Will existing hedgerow remain. • What proportion of staff to vehicle parking has been provided, and what steps will be taken to prevent an overflow of parking in nearby residential roads. <p>The Chairman advised that the Town council are only consultees, who can only lobby and suggest amendments, however the final decision lies with the Borough Council.</p> <p>The Developer asked that residents email concerns into the developer who will look to respond.</p> <p>The Developer went on to advise that planning applications must be accompanied by a number of mandatory reports which will cover a number of the concerns raised.</p> <p>The Chairman thanked the developers and the residents for attending.</p> <p>Standing orders were reinstated.</p> <p>Councillor Mordecai-Woolf continued to chair the meeting.</p>		
6.	<p><u>Planning Decisions Received</u></p> <p>A list of planning decisions had been circulated prior to the meeting.</p>		
7.	Applications for consideration:		
7.1	TM/22/00156/AT	Unit 1 Arc Logistics Pk Holborough Rd	Advertisement Consent: Qty (3) - Illuminated built-up 3D letters - No Objection
7.2	TM/22/00233/LDP	41 Alisander Close	Lawful Development Certificate Proposed: single storey rear extension - No Objection
7.3	TM/22/00282/PDVLR	3 Nevill Road	Prior Notification for Residential Extension (Part 1 Class A): Single storey rear extension to a depth of 5m, maximum roof height of 3m, and eaves height of 2.6m - No Objection
8.	Any additional plans that arrive after agenda circulated		
8.1	TM/22/00255/FL	43 Bingley Close	Two storey side extension to include an increase

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			in residential boundary. Resubmission of application TM/21/02842/FL - No Objection, subject to rear access for emergency vehicles and neighbour rear access at all times.
8.2	TM/22/00284/LDP	31 Orchard Way	Lawful Development Certificate Proposed: Single storey rear extension – No Objection
10.	Correspondence – None received		

There being no other business, the meeting closed at 8.45pm