

Snodland Town Council – Planning and Environment Committee

25 February 2021

Committee Members present:	Cllrs Mrs N Misy (VC), P Hickmott, Mrs S Bell, Mrs S Shaw, W Mallard, J Minter, Mrs J Ayers, Mrs D Crook, J Butterfield and Mrs K Mordecai-Woolf
Council Staff Present:	Mrs Karen Sowten (CEO)
Other Councillors present:	Cllr D Lettington
Members of the Public:	Representatives from MKA Planning and the property owner

1.	<p><u>Apologies for absence</u></p> <p>Apologies were received from Cllrs Mrs A Barden and A Bennison.</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 17th December 2020</u></p> <p>The minutes of the meeting held on 17th December 2020 were agreed as a true record.</p>
4.	<p><u>Questions from the public</u></p> <p>Pursuant to Standing Order 3e & 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>
5.	<p><u>To receive a presentation from MKA Planning relating to the proposed conversion of the Old Cinema Building, High Street, Snodland</u></p> <p>The CEO introduced the 2 representatives from MKA Planning and the owner of the Old Cinema Building who had joined the meeting to make a presentation.</p> <p>They gave a brief background on the company and a brief history of the China Chaps building. They advised that the proposal was to create a bespoke art deco style building which would create a positive enhancement to the building and street scene and to maintain its social history. Slides of the proposed development were presented.</p> <p>They advised that the building would be demolished and the building would be re-built to replicate the previous art-deco style cinema. The 3 storey building would house a mixture of 2 bed and 1bed flats (14 flats in total) with 10 on site parking spaces at the rear of the building.</p> <p>The Committee agreed that although the plans for the building were impressive, they agreed that the parking would be insufficient, due to the current parking problems in Snodland, and asked MKA Planning to consider reducing the number of flats to accommodate sufficient parking.</p> <p>MKA Planning agreed that they would hold further discussions with the owner to consider the feasibility to make suitable adjustments to the plans.</p>

Snodland Town Council – Planning and Environment Committee

25 February 2021

6.	<u>Planning decisions received</u> A list of planning decisions had been circulated prior to the meeting.		
7.	<u>Applications for consideration</u>		
7.1	TM/20/02944/FL List B - 11/01	3, Pilgrims Close, Snodland	Loft conversion with roof window – APPROVED decision received from TMBC prior to this meeting
7.2	TM/20/02960/RD List B - 11/01	Land in Queens Ave, Snodland	Details of conditions 2 (Materials), 9a (Contaminated Land) and 9b (Site Investigation) submitted pursuant to planning permission TM/17/02262/FL (Removal of sundry dilapidated buildings and replacement with terrace 3 x 2 bedroom houses and associated parking spaces) – APPROVED decision received from TMBC prior to this meeting
7.3	TM/21/00072/LDP List B - 25/1	129, Poynder Drive, Snodland	Lawful Development Certificate Proposed: loft conversion – Noted, but concerns relating to additional bedrooms creating the need for additional parking.
7.4	TM/21/00093/RD List B - 25/1	Development Site North of Vantage Point, Holborough Road, Snodland	Details of condition 22 (Litter Management Scheme) submitted pursuant to planning permission TM/19/00449/FL (Erection of 4 no. warehouse units (Use Classes B1c/B2/B8) and 2 no. Drive-Thru units (Use Classes A3 and/or A5), together with the provision of parking, landscaping and associated works) – APPROVED decision received from TMBC prior to this meeting
7.5	TM/21/00222/FL List B - 1/2	14, May Street, Snodland	Loft conversion and addition of three dormer windows, new roof light, and replacement of existing single storey extensions with new rear extension – No objection
7.6	TM/21/00199/LDP List B - 8/2	78, Townsend Road, Snodland	Lawful Development Certificate Proposed: Installing dropped kerb to give vehicle access from road to property – No objection
7.7	TM/21/00183/FL List B - 15/2	4, Hamilton Close, Snodland	Double storey front extension with porch and single storey rear extension – No objection

Snodland Town Council – Planning and Environment Committee

25 February 2021

7.8	TM/21/00387/FL List B - 15/2	13, Veles Road, Snodland	Loft conversion with rear flat-roof dormer, demolition of existing garage to create a larger garage with downstairs utility room and small bathroom and removal of existing first floor bathroom to create a landing to allow access – No objection
8.	<u>Any additional plans that arrive after agenda circulated</u>		
8.1	TM/21/00372/FL List B - 22/2	88 Birling Road, Snodland	Construction of new two bedroom attached dwelling – Objection – restricting access across a public footpath, over-development and out of character to the area, restricting public parking and problems of flooding.
8.2	TM/21/00379/LDP List B - 22/2	26 Manley Boulevard, Snodland	Lawful Development Certificate Proposed: Loft conversion - Noted, but concerns relating to additional bedrooms creates the need for additional parking.
9.	<u>Kent County Council Consultation - Vision Zero: The Road Safety Strategy for Kent 2020 – 2026</u> A copy of the document was sent to the Committee members for their comments. Cllr Hickmott stated that the document was very interesting and commended the document for imposing 20 mph speed limits to minimize accidents and requested that these speed restrictions be imposed in high speed areas in Snodland. This was agreed by the Committee and the CEO recommended that this be added into the KCC Highway Improvement Plan. RECOMMEND – that 20mph speed restrictions be implemented in high speed areas in Snodland in the KCC Highway Improvement Plan.		
10.	<u>Consider and comment on revised Holborough Lakes Parking restrictions</u> The CEO showed a plan of the newly revised Holborough Lakes parking restrictions, where some more yellow double lines were removed. Cllr Mrs S Bell thanked Cllr D Lettington and County Councillor Mrs S Hohler for pursuing this. 0690 RESOLVED - that in the meantime to accept the newly revised parking plan, but would recommend that upon completion of the development and when the roads were fully adopted by KCC, it would be put forward again to the Highway Improvement Plan, in the hope that more yellow lines could be considered to be removed.		
11.	<u>To consider proposals for the replacement bus shelter on St Benedicts Road</u> The Committee members received paperwork regarding this. The CEO advised that this old bus shelter was to be finally replaced with a canopy and set back further on the grass and not on the pavement (but set on a concrete base).		

Snodland Town Council – Planning and Environment Committee

25 February 2021

12.	<u>Correspondence</u>
12.1	<p data-bbox="320 389 1524 427"><u>Kent County Consultation on A20 London Road Aylesford Junction</u></p> <p data-bbox="320 465 1524 573">The CEO advised that the Committee were invited to make any comments regarding this consultation which she would put forward to KCC on behalf of the Council:</p> <ul data-bbox="368 611 1524 909" style="list-style-type: none"><li data-bbox="368 611 1524 763">• Cllr D Lettington asked that the historic flooding problem at the bus stop, which is situated on the A20 outside the Homebase store, be looked into. Cllr Mrs S Bell advised that she was informed that this problem would be investigated with the implementation of the new road layout;<li data-bbox="368 801 1524 909">• Cllr P Hickmott raised the issue of the implementation of bus stops which need to be strategically placed to ensure the ease and safety for pedestrians to access.

There being no other business, the meeting closed at 9.23pm.