

Snodland Town Council – Planning and Environment Committee Minutes
5th October 2023

Committee Members in attendance:	D Lettington (C), Mrs D Crook, P Hickmott, Mrs S Bell, G Miners, Miss V Parker
Non-Committee members in attendance:	Mrs K Sowten
Committee Members Absent with apologies:	Mrs K Mordecai Woolf (VC), A Bennison and W Mallard
Committee Members Absent without apologies:	Mrs N Misy
Members of the Public:	None

item No.	Agenda Item		
1.	<u>Apologies for absence</u> See above		
2.	<u>Declaration of Interests</u> Cllr Hickmott – 6.7 Snodland Football Club		
3.	<u>Minutes - To agree the minutes of the meeting held on 24th August 2023</u> The minutes of the meeting held on 24 th August 2023 were agreed as a true record.		
4.	<u>Questions from the Public</u> 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. None Present		
5.	<u>Planning Decisions Received</u> A list of planning decisions was circulated prior to the meeting, the contents of which were noted.		
6.	<u>Applications for consideration:</u>		
	6.1 23/01801/FL	43 Cantium Place	Loft conversion with rear dormer and rooflights on the front roof slope – No Objection
	6.2 23/01858/FL	11 - 13 High Street	New shop window on side elevation and internal alterations to extend hot food shop area - No Objection
	6.3 23/01869/PDVLR	88 Birling Road	Prior Notification for Residential Extension (Part 1 Class A): Single storey rear extension to a depth of 6.0m, maximum roof height of 3.15m and eaves height of 3.00m - No Objection
	6.4 23/01872/FL	129 Birling Road	Side extension to create a one bedroom annex and associated alterations - No Objection
	6.5 23/01875/FL	88 Birling Road	2-storey rear and single-storey side extension and internal reconfiguration - Objection - Overbearing, over development of the site, insufficient parking.

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	6.6 23/01862/LDP	88 Birling Road	Lawful Development Certificate Proposed: Rear dormer roof extension and rooflight to front - Noted
	6.7 23/01965/FL	Football Club Potyns Sports Ground Paddlesworth Road	Proposed covered terrace stand for 100 standing spectators - No Objection
	6.8 23/02009/FL	25 Charles Close	Demolition of existing porch and construction of a single storey front extension - No Objection
7.	<u>Any additional plans that arrive after agenda circulated</u>		
8.	<p><u>To consider and if required amend the Highway improvement plan</u></p> <p>The Committee reviewed the Highway Improvement plan (copy available on file) and made the following comments and amendments –</p> <ol style="list-style-type: none"> 1. Holborough Lakes parking - removal of the yellow lines due to lack of on-street parking. 2. Malling Road/Holborough Road/Crossroads – Existing and additional/relocation of crossing requirements and trip hazards due to different surface levels outside the Estate Agents. The crossing meets the necessary standards, and an additional crossing would not be possible due to the proximity to the existing crossing and the loading bay for the Co-op. Monitor uneven surface for personal injury/trips/falls. Amend to remove the need to re-locate the crossing but keep in concerns relating to the trip hazard outside the Estate Agents. Request further investigation relating to the different levels. (i.e. investigate depth of Utilities and gradient). 3. A228 Junction from Rocfort Road and Junction from Brook Street – Cars attempting to turn right against the flow of traffic. Increase the degree of the triangle or increase the height of the kerb. Leave this on the improvement plan and continue to monitor right turn movements and collision data. 4. Catts Alley vision splays – Concerns regarding the vision splays for vehicles exiting Catts Alley. Increase the yellow lines along both sides of Catts Alley. <p>The Committee noted the historical priorities record.</p> <p>RECOMMEND – revised Highway improvement plan to be approved.</p>		
8.	Correspondence - None		

There being no other business, the meeting closed at 20:08