

Snodland Town Council – Planning and Environment Committee Minutes
19 February 2024

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

item No.	Agenda Item		
1.	<u>Apologies for absence</u> See above. In the absence of the Chair and Vice Chair, Cllr Mrs Crook chaired the meeting.		
2.	<u>Declaration of Interests</u>		
3.	<u>Minutes - To agree the minutes of the meeting held on 18th January 2024</u> The minutes of the meeting held on 18 th January 2024 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.		
5.	<u>Planning Decisions Received</u> A list of planning decisions had been circulated and the contents noted.		
6.	Applications for consideration:		
	6.1 23/03341	Paper Mills, Mill Street	Construct replacement of existing wall and install sheet piles in front of failed concrete wall. No Objection
	6.2 23/03359	24B, Hollow Lane	Detached two storey garage with first floor storeroom. No Objection
	6.3 23/03473	53 St Katherines Lane	This is in relation to the Ash tree that encroaches onto our back garden (41 Tom Joyce Close) but belongs to 53 St. Katherines Lane. An order has recently been requested to trim the tree back to the boundary of the alleyway, however, we do not believe this is sufficient. The tree is a danger and we would like it removed. If not removed, then we would like it cut back a significant amount. T1 of Tree Preservation Order. No Objection

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7.	Any additional plans that arrive after agenda circulated None received
8.	<p>To consider and respond to KCC comments relating to STC Highway Improvement plan (full copy on file).</p> <p>The Committee considered the updated Highway Improvement plan and noted that -</p> <ol style="list-style-type: none"> 1. Holborough Lakes Parking – The consultation is going live at the end of February. The Town Council will receive a copy of the consultation and will also be updated further once the consultation analysis has been received. 2. Malling Road/Holborough Road/High Street Crossroads - Different levels of the pavement outside Hicks Estate Agents make it difficult and dangerous for pedestrians with mobility issues. The Town council had previously requested that further investigations were made relating to the different levels. KCC have advised that the existing levels outside of Hicks Estate Agents are likely due to the old formation of the shop frontage demarcation points or was done to provide a stepped approach to the crossing, rather than having a steep slope, which offers a better footing for pedestrians. This may also have been done to address drainage concerns to remove the risk of pooling water. KCC could look to go into a detailed design to reprofile the footway, but a medium design fee of £1068 would need to be paid by the Town Council. The detailed design would be to see if it is possible to remove the step that's currently there, but it should be noted that this might not be possible. RECOMMEND to refer to full council to see if the Town Council are happy to pay the design fee of £1,068 for this to be investigated in further detail. 3. A228 Junction from Rocfort Road and Junction from Brook Street – Cars attempting to turn right on left turn only junction – increase the degree of the triangle or height of the kerb. Very little engineering that can be carried out to resolve the issue. RESOLVED to check the visibility of the no right turn signage at the junctions to see if they need to be renewed, and if so to advise KCC accordingly. 4. Catts Alley vision splays – concerns regarding vision splays for vehicles exiting Catts Alley. DYL's are already more than the usual 10m on corner protection. Due to the existing parking restrictions the Committee felt that to extend the yellow lines would not ease the issue and just cause more parking issues in the area. RESOLVED not to take this matter further. 5. An additional Priority to be added to the Highway improvement plan to look into improvements to signage relating to the awareness of the school in Roberts Road for schools and the protection of children. Three priorities have been raised and added to the plan - <ol style="list-style-type: none"> 5.1. • Request for a school warning sign on Paddlesworth Road in both directions and one which requires drivers to drive at 20mph when the lights flash (Wigwag sign). RESOLVED to ask KCC for a quote to be obtained to pursue wig wags at this location. 5.2 • Request for a school warning sign on Roberts Road 5.3 • Query over the existing wig wags on Birling Road (on both approaches) which do not appear to be working. Request for maintenance to be carried out to repair.
9.	<p>Correspondence</p> <p>9.1 Pre-Application consultation letter and proposed plans in relation to the proposed upgrade to the existing telecommunications installation at Holmesdale School. The Committee declined to comment on the pre-application until the official plans are received from Tonbridge and Malling Borough Council.</p>

There being no other business, the meeting closed at 8.00pm