

SNODLAND TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

13 SEPTEMBER 2018

Committee Members present:	Cllrs P Hickmott (C), Mrs K Mordecai-Woolf (VC), Mrs D Crook, Mrs L Downes, B Garlick, J Minter, Mrs N Misy, and D Purl
Council Members present:	Mrs K Sowten (Chief Executive) and Miss E Jones
Members of the public:	Two members of the public present

1.	<u>Apologies for absence</u>	
	Apologies were received from Cllrs Mrs S Bell and M Sawkins.	
2.	<u>Declaration of Interests</u>	
	There were no declarations of interest.	
3.	<u>Minutes - To agree the minutes of the meeting held on 19 April 2018</u>	
	The minutes of 19 July 2018 were agreed as a correct record.	
4.	<u>Questions from the public</u> (<i>Members of the public are advised that they may speak for up to three minutes</i>).	
	A member of the public attended the meeting to discuss a planning application which was to be discussed on the Agenda.	
5.	<u>Planning Applications</u>	
5.1.	<u>Decisions Received</u>	
	The decisions list was distributed to the Councillors.	
5.2.	Planning applications considered outside Council Meetings (as per our terms of reference)	<p>TM/18/01829/TNCA – South East Water, Rocfort Road, Snodland: T28 Horse Chestnut to section fell to ground level – No objection</p> <p>TM/18/01715/TPOC – 189 Malling Road, Snodland: T1 Ash – to remove broken branches and T3 Ash – remove lower branches – No objection</p> <p>TM/18/01608/FL – Old Holborough Cottage, Holborough Road, Snodland – Change of use from Class C3 dwelling to childrens day nursery (for children aged 0 to 11 years)(Class D1) Childcare facility – No objection, however, access and egress need to be considered as the junction is</p>

			currently where the speed limit is national speed limit, ie 70mph.
5.3	<u>Planning applications considered at other Council Meetings</u>		None
5.4	<u>Applications for consideration:</u>		
5.4.1	TM/18/01878/FL	74, Lucas Road, Snodland	Two storey side extension – Objection – Terracing effect if neighbours extend in future as not set back
5.4.2	TM/18/01959/TNCA	Little Holborough, Holborough Road, Snodland	T1 Ash and T2 Leylandii – Fell to ground level – No objection
5.4.3	TM/18/01931/FL	The Bull PH, 1 Holborough Road, Snodland	Minor works planning application for the addition of a fibre cement corrugated sheet roof shelter over service yard at east façade, extension of edge protection at end of west elevation – Objection – not in keeping with the conservation area
5.4.4	TM/18/01921/FL	15 Brook Lane, Snodland	The construction of a block work double garage to rear of garden – Objection – out of keeping, too high
5.4.5	TM/18/01946/FL	52 Pout Road, Snodland	Proposed rear extension to provide WC, hand basin, shower and living room extension – No objection
5.4.6	TM/18/02038/FL	1 Recreation Avenue, Snodland	Proposed new dwelling on land adjacent to 1 Recreation Avenue - Objection – The sitting and design of the proposed new dwelling would detract from the distinctive pattern and built form of the wider settlement and therefore fails to respect the character of the site and its surroundings. The introduction of a two storey structure would have a negative impact on the residential amenity of the adjacent dwelling on Bramley Road. The application is therefore contrary to paragraph 58 of the National Planning Policy Framework 202, Policy SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and Policies CP1 and CP24 of the Tonbridge and Malling Core Strategy 2007.
5.4.7	TM/18/01904/FL	4 Waghorn Road, Snodland	Installation of air conditioning to first floor function room with associated external units – No objection
5.4.8	TM/18/01967/FL	151 Birling Road, Snodland	Single storey side extension to form accommodation for elderly relative – No objection

5.4.9	TM/18/01644/FL	The Bull PH, 1 Holborough Road, Snodland	Installation of extract Louvres, 5 x Bollards, 2 x satellite dishes, ATM Panel for AGM opening, external light fittings and a trolley bay – No objection, however, we note that the correspondence refers to maintenance edge protection, which does not form part of this planning application.
6.	<u>Any additional plans that arrive after agenda circulated:</u> None		
7.	<p><u>To receive an update on the Holborough Crossing and A228 Speed Limits</u></p> <p>The CEO advised the Committee that an e-mail had been received from the Senior Project Manager at KCC giving an update on progress with the A228 project. He advised that speed surveys are being carried out and speed strips have been placed along parts of the A228. The original data had been sent to the Police and they stated that they considered to be inadequate footfall in the proposed vicinity. They also considered that the recorded speeds are too high to justify reducing the speed limit without other methods of attenuating mean speeds. The police also noted that the A228 is a strategic diversion route for the M20 and M2 and consider any restrictions could have a knock-on effect on the wider road network. It was also noted that a poorly observed 50mph limit would lead to demands on the Police for increased enforcement which it does not have the resources to cover.</p> <p>The Committee were disappointed with the response from the police and extenuated their concerns regarding the recent motor accident which occurred on the A228 and 2 other separate incidents in recent years. Committee members also reported the lack of footfall was due to the fact that the carriageway was so dangerous to cross and this was a shame as school children from surrounding villages are unable to walk/cycle to local schools. It was RECOMMENDED – that the Project Manager at KCC and a member/s from the Police attend the next Full Council meeting to discuss the issues further.</p>		
8.	<p><u>Correspondence</u></p> <p>There was no correspondence.</p>		

There being no other business, the meeting closed at 9.04pm.