

Snodland Town Council – Planning and Environment Committee Minutes

10th September 2024

Committee Members in attendance:	Cllr S Loader (C), A Bennison, Mrs D Crook, P Hickmott, D Lettington, Mrs S Bell and G Miners
Non-Committee members in attendance:	Mrs K Sowten, Mrs K Miners
Committee Members Absent with apologies:	Cllr W Mallard
Committee Members Absent without apologies:	Cllr Mrs N Misy (VC), Mrs K Mordecai Woolf Mrs V Barker
Members of the Public:	

item No.	Agenda Item		
1.	<u>Apologies for absence</u> See above		
2.	<u>Declaration of Interests</u> None		
3.	<u>Minutes - To agree the minutes of the meeting held on 25th July 2024</u> The minutes of the meeting held on 25 th July 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 prior to the meeting and the contents noted		
6.	Applications for consideration:		
	6.1 24/01295/PA	35 Lee Rd	Single storey rear extension No Objection
	6.2 24/01335/PA	1 Alex Hughes Close	1 x Horse Chestnut with one stem previously fallen and rot at the base – Remove No approval is needed.
7.	<u>Any additional plans that arrive after agenda circulated</u> The Chairman made the Committee aware of a proposal for a change in use for the land set aside for a cement works off the roundabout to Peters bridge. While there are no actual plans in place, Medway's Local Plan Regulation 18 consultation 2024 lists a change of use from cement works to a proposed 1000 houses. The Chairman and Councillor Hickmott completed Medway Councils online Consultation		

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	<p>registering an interest, stating concerns that would effectively join Snodland to Halling into 1 urban area. By registering an interest this will now ensure that STC are notified of any development in relation to the site.</p> <p>Started 18 months ago, letters exchanged between Tonbridge and Malling and medway. Notice Medway regulation 18 for a new plan. Very detailed. Information read out regarding 1000 minimum houses. It was described as part of larger opportunity for land to the south of Tonbridge and Malling area, urban extension to Snodland up to 5000 homes, schools and new commercial properties, all described as possibilities.</p> <p>This is in tarmac land and runs along from Paddlesworth Road into Halling and further. This is in our local plan. This was discussed approx. 18 months ago.</p> <p>The planning is down for change of use. Unknown what this is for.</p> <p>North of Holborough, we objected to reg 18 in Tonbridge and Malling plan, which we objected to under greenbelt. This Medway consultation for their plan, this is the time to object to it. We should have been made aware as a neighbouring council. It appears to be in very early stages with planning restrictions on it. There will be difficulties because of greenbelt. We should object as greenbelt as different places do not merge into each other. We can object from the outset.</p> <p>The original plan was for cement works. This is part of Medway local plan process.</p> <p>1285 RESOLVED Chair to email Medway planning department to advise that we have an interest and need to be notified on all planning – to copy CEO</p> <p>1286 RESOLVED to Contact neighbouring Parish Councils to arrange networking with regards to local plan for Medway.</p>
<p>8.</p> <p>1287</p>	<p><u>Highway Improvement Plan</u></p> <p>The updated Highway Improvement plan was presented (full copy available on file) with the following amendments, comments and additions –</p> <p>Item 2 – Malling Road/Holborough Road/Hight Street Crossroads – pavement levels by Hicks. Waiting for KCC Design team to provide report.</p> <p>Item 3 – Various Roads by CofE – Wigwag lights – KCC unable to do as too close to zebra crossing but KCC to investigate upgrading the existing signage, cutting back vegetation and refreshing the lining on the carriageway including the zebra crossing. KCC have carried out further investigations and confirmed there is currently existing warning signs on Roberts Road on each end of the junction and have identified 2no signs on Birling Road which they would look to remove as this adds to sign clutter.</p> <p>RESOLVED KCC to investigate upgrading the existing signage, cutting back vegetation and refreshing the lining on the carriageway including the zebra crossing. To remove 2no school signs on Birling Road.</p> <p>Item 4 – High Street, crossroads outside Barbers – KCC have investigated this request and highlighted the issue with utilities being present in the footway which could cause issues</p>

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	when installing bollards. The installation of planters could resolve the issue, without having to undertake any excavation work.
1288	<p>RESOLVED to advise KCC that STC are not happy with the installation of planters. Would like KCC to investigate further the installation of bollards in this area, to see if there are any utilities on the pavement area in question. They do not feel that more planters (STC already have one there) would alleviate the problem. STC also request that the “P” sign on the wall is removed, as although it appears to be for bicycles this makes it look as if parking is allowed for vehicles.</p> <p>To add to Highway improvement Plan:</p> <p>Item 5 – Sandy Lane complaints about visibility issues – no road slow marking and overgrown vegetation. Cllr Mrs Hohler has offered to use CMG to fund/contribute towards the cost</p>
1289	<p>RESOLVED to request that KCC proceed with potentially enhancing the junction warning sign, installing SLOW road markings and to undertake vegetation maintenance with Cllr Mrs Hohler use of CMG to fund/contribute.</p> <p>Item 6 – Traffic on Malling Road, and concerns of speed – The area doesn’t meet criteria for traffic calming in the area. It is not above the threshold for speed cameras. 20mph has been discussed previously, which was rejected due to conflicts of decisions and lack of Police enforcement.</p>
1290	<p>RESOLVED STC to revisit a 20MPH option along the whole of Malling Road and Holborough Road.</p> <p>Item 7 – A228 entrance to Holborough Road – The small grass verge on the central reservation becomes a danger when the grass is persistently left to overgrown. The visibility for drivers trying to enter Holborough Road from the A228 is very poor with several near misses and accidents when the grass on the verge is overgrown.</p>
1291	<p>RESOLVED A228 entrance to Holborough Road - to remove the grass verge and replace with a concrete surface.</p> <p>Item 8 – The small grass verge on the central reservation becomes a danger when the grass is persistently left to overgrown. The visibility for drivers trying to exit Sortmill Road onto the A228 is very poor when the grass on the verge is overgrown.</p>
1292	<p>RESOLVED Sortmill Road Junction with A228 - To remove the grass verge and replace with a concrete surface.</p> <p>Item 9 – Junction of Hollow Lane and Birling Road parking in these corner junctions is causing an obstruction and safety concern. A lorry has been parked on a number of occasions which creates a visibility issue.</p>
1293	<p>RESOLVED Junction of Hollow Lane and Birling Road install double yellow lines</p> <p>Item 10 – Junction of St Benedicts and Birling Road – Parking in these corner junctions is causing an obstruction and safety concern. A lorry has been parked on a number of occasions which creates a visibility issue.</p>
1294	<p>RESOLVED - Junction of St Benedicts and Birling Road - install double yellow lines</p> <p>Item 11 – Hollow Lane Junction with Malling Road and Corona Terrace – Parking on the stretch of road mainly vans causing obstruction and safety concern regarding visibility</p>
1295	<p>RESOLVED - Hollow Lane Junction with Malling Road and Corona Terrace install double</p>

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	yellow lines
1296	Item 12 – Neville Road Junction with Saltings Road – Parking on the junction causing obstruction and visibility issues RESOLVED - Nevill Road Junction with Saltings Road - install double yellow lines
1297	Item 13 – Saltings Road bend – Parking on the bend causing obstruction and visibility issues. RESOLVED - Saltings Road bend - install double yellow lines.
1298	Item 14 – Holborough Road entrance – several hedgehogs are getting run over on the entrance to Holborough Lakes. RESOLVED - two new hedgehog signs on the entrance to Holborough Lakes.
1299	Item 15 – Hollow Lane - Lorry parking in the area opposite 41 Hollow Lane and just down from 36A, B, and C Hollow Lane RESOLVED – Hollow Lane - install double yellow lines.
1300	Item 16 – All of Snodland - the Highway Street furniture is very unsightly. RESOLVED – All of Snodland - Request painting of the Highway Street furniture.
1301	Item 17 – Holborough Road Triangle - Broken wooden bollards on the grass triangle. RESOLVED – Holborough Road Triangle - Request Replacement of broken bollards.
9.	Correspondence - None

There being no other business, the meeting closed at 20:37