

Snodland Town Council – Planning and Environment Committee Minutes

18th November 2024

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| Committee Members in attendance: | Cllr S Loader (C), A Bennison, Mrs D Crook, P Hickmott, D Lettington, and G Miners |
| Non-Committee members in attendance: | Mrs K Sowten, Mrs K Miners |
| Committee Members Absent with apologies: | Cllr W Mallard, Mrs S Bell, |
| Committee Members Absent without apologies: | Cllr Mrs N Misy (VC), Mrs K Mordecai Woolf |
| Members of the Public: | 2x members of public |

| item No. | Agenda Item | | |
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| 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 17th October 2024</u> The minutes of the meeting held on 17 th October 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. A member of the public spoke regarding concerns relating to a planning application for 35 Queens Avenue focusing on the following - <ul style="list-style-type: none"> • Row of Victorian houses from 1903. • Planning application for new extension at the rear of the property. • Loss of light. • Welfare of family • Party wall act | | |
| 5. | <u>Planning Decisions Received</u> The Committee noted the planning decisions received. | | |
| 6. | <u>Applications for consideration:</u> | | |
| | 6.1 24/01743 | 35 Queens Avenue | Prior Notification for Larger Home Extension (Part 1 Class A): Single storey rear/side infill extension to a depth of 4.875m, maximum roof height of 2.970m, and eaves height of 2.500m |

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| | | | <p>OBJECT - Loss of light would have significant impact from day to day use and create an inhabitable room that would have severe impact on neighbouring property.</p> <p>In additional – party wall agreement needs to be place and fence should not be removed unless authorisation given.</p> |
| | 6.2 24/01649 | Termhope Ltd, Brook Street | Lawful Development Certificate Proposed: To confirm the lawful implementation of Planning Permission for the development of a Use Class B2 unit, as approved under application references 15/03727/RM and 12/00985/OA - NO OBJECTION |
| | 6.3 24/01700 | South East Water Ltd, Rocfort Road | <p>Area 1- Group of Sycamores and conifers overhanging the footpath, cut back to clear footpath. Number of self-sewn sycamore saplings height 1.5 metres - section at ground level and treat with root out. 1 x Evergreen Conifer, part of group - crown lift by 3 metres to allow cars to park under trees. Location of trees is Old Rear Carpark, bordering High Street, inside SEW boundary. Area 2- 1 x Multi stemmed Sycamore, (T1 applicant reference) 1 x Ash (T2 applicant reference) 1 x Sycamore (T3 applicant reference), Self-sewn Sycamores (G1 applicant reference)</p> <p>all located on grass verge the other side of SEW brick wall but overhanging car charging points. Crown lift a number of branches (estimated diameter between 40 mm to 100 mm) by 4 metres as this has become a health and safety issue. 1 x Prunus Cherry tree (T4 Applicant reference) - crown lift by 4 metres (2 x branches estimated diameter 75mm). Consideration is requested for an annual maintenance licence to be granted for Areas 1 and 2 for a proposed period. NO OBJECTION</p> |
| | 6.4 24/01604 | Paper Mills, Mill Street | Construction of fire protection system to existing paper storage yard including water storage tanks, pumphouse, control room and 10 No. water cannons, and removal of redundant chimney. NO OBJECTION |
| | 6.5 24/01720 | 120 Malling Road | Prior Notification under Schedule 2, Part 3, Class MA: Change of use from Class E (commercial, business and service) to Class C3 (dwellinghouses) - Conversion of ground floor to a residential studio apartment. NO OBJECTION |
| 7. | <u>Any additional plans that arrive after agenda circulated</u> | | |
| | None | | |

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| 8. | <p><u>Consultation on the Main Modifications to KMWLP - October 2024</u></p> <p>Cllr Hickmott has started to read the 200 pages and will report back when he has finished if there are any significant findings.</p> <p>NOTED</p> |
| 9. | <p><u>Correspondence</u></p> <p>A letter received from Addresses at TMBC relating to Rayfield Court at Willowside requesting the removal of “Willowside” from the address due to confusion with post.</p> <p>NO OBJECTION</p> <p>A letter has been received from Snodland Church of England Primary School relating to a street scheme, asking for the Councils support to make the entrance outside the school safer. Working in conjunction with KCC, the scheme involves the school setting out temporary barriers to prevent parking outside the school. A barrier at Godden Road, to prevent unauthorised vehicles from gaining access. They will gather feedback and evaluate scheme to see if they can make it more permanent.</p> <p>SUPPORT and would request the school liaise with Clocktower Pre-school, to see if they can have access to the top gate and use the Community Centre car parking facilities for parents.</p> |

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