

SNODLAND TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

5 SEPTEMBER 2019

Committee Members present:	Cllrs Mrs K Mordecai-Woolf (C), Mrs N Misy (VC), Ms J Ayers, Ms A Barden, Mrs S Bell, A Bennison, Mrs D Crook, P Hickmott, J Minter and Mrs S Shaw
Council Members present:	Mrs K Sowten (CEO), Miss E Jones and Cllr W Mallard
Members of the public:	One member of the public present

1.	<u>Apologies for absence</u>		
	Apologies were received from Cllrs J Butterfield and Miss L West.		
2.	<u>Declaration of Interests</u>		
	There were no declarations of interest.		
3.	<u>Minutes - To agree the minutes of the meeting held on 2019</u>		
	The minutes of the meeting held on 25 April 2019 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>).		
	There were no questions asked from the member of the public.		
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)	TM/19/01682/FL – 108 Covey Hall Road, Snodland – Single storey rear extension No objection	
5.3	<u>Planning applications considered at other Council Meetings</u>	None	
5.4	<u>Applications for consideration:</u>		
5.4.1	TM/19/01785/TNCA	Island Cottage, Holborough Rd, Snodland	Fell to ground level 4 Sycamores and 2 dead Cherry in garden opposite Island Cottage (Little Holborough) (T1-T4), fell to ground level line of Ash/Sycamore poles closest to the rear of Island Cottage (T5-T10), fell to ground level large Ash tree to the corner of Island Cottage (T11) – No objection
5.4.2	TM/19/01755/FL	Land adjoining 1 Willowside, Snodland	Erection of a single dwelling house – Objection - The proposed dwelling by virtue of its siting and design fails to respect the site and its surroundings,

			does not make a positive contribution to the appearance of the area, would be detrimental to the character of the settlement and fails to protect and enhance the existing open space. The proposed dwelling by virtue of its siting and design fails to sustain or enhance the setting of the Listed Building sited to the north and harms the contribution that building makes to the wider street scene. The proposal fails to make a positive contribution to the local character and distinctiveness of the area.
5.4.3	TM/19/01851/FL	226 Malling Road, Snodland	Single storey rear extension; enlarging the existing shop area and introducing external stair case for flat and extension to basement storage area – No objection
5.4.4	TM/19/01886/FL	1 Recreation Ave, Snodland	Access to a classified road – No objection
6.	Any additional plans that arrive after Agenda circulated		
6.1	TM/19/01871/FL	5, Gassons Rd, Snodland	Proposed double storey side extension – No objection
7.	<p><u>To participate in the KCC Section 19 Flood Investigation Reporting Policy – Appendix 1</u></p> <p>The CEO reported that KCC are updating their Flood policy to undertake an investigation into a flood event and publish a report of the findings where no other risk management authority is exercising or proposing to exercise its management functions and where:</p> <ul style="list-style-type: none"> • The flooding causes internal flooding to five or more properties or critical infrastructure assets in a localised area; or • The flood mechanism is complex, for instance there are two or more sources of floodwater involved or the source or mechanism of the flooding is unclear and there is a public interest to explain this mechanism; or • KCC determines that a report of the flooding is merited. <p>The CEO asked if the Committee had any comments regarding this and they agreed that KCC should investigate all incidents of flooding, especially for an area that is prone to flooding due its locality.</p>		
8.	<p><u>To participate in the KCC Drainage and Planning Policy Statement consultation – Appendix 2</u></p> <p>The CEO commented that the Statement explains in greater depth, the responsibilities to land owners (riparian rights) and the powers to Lead Local Flood Authorities (KCC) to regulate watercourses in Kent.</p> <p>The Committee stated that KCC should ensure that storm drains and gullies are regularly maintained in order to reduce the risk of localised flooding.</p>		
9.	There was no correspondence.		

There being no other business, the meeting closed at 8.27pm. .