



# Snodland Town Council

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13<sup>th</sup> March 2025

Sir/Madam

## To Members of the Planning and Environment Committee (Copies to all Council Members)

You are summoned to attend a meeting of the Planning and Environment Committee to be held in the Moyeuve Grande Suite, Council Offices, Waghorn Road, Snodland on **Thursday 20<sup>th</sup> March 2025 at 7.30pm.**

**K Sowten**

Karen Sowten  
Chief Executive

### ALL MEETINGS ARE OPEN TO MEMBERS OF THE PUBLIC

#### AGENDA

Information attached	item No.	Agenda Item	
	1.	Apologies for absence	
	2.	Declaration of Interests	
✓	3.	Minutes - To agree the minutes of the meeting held on 13 <sup>th</sup> February 2025	
	4.	Questions from the Public 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.	Planning Decisions Received	
	6.	Applications for consideration:	
	6.1	Snodland C of E Primary School	T045 Horse Chestnut Tree, Proposed works - Removal of 2 limb. Standing in Group G3 of Tree Preservation Order.  T039 Lime Tree, Proposed works - 40% height reduction . Standing in Group G3 of Tree Preservation Order.  T031 European Lime, Proposed works - Crown lift 5.5m from ground level.T4 of Tree Preservation Order T018 Cherry Tree, Proposed works - Prune clear of structure to allow 1.5 clearance. Standing in Group G2 of Tree Preservation Order.  T026 Common Ash, Proposed works - Fell Standing in Group G2 of Tree Preservation Order.
	25/00187		

		6.2 25/00209	25, Nevill Road	Prior Notification for Larger Home Extension (Part 1 Class A): Single storey rear extension to a depth of 4.3m, maximum roof height of 2.72m, and eaves height of 2.42m
		6.3 25/02045	31 and 33, High Street	Change of use from Residential (Class C3) to office (Class E) including a single storey rear extension to 31 and 33 High St, new bay window to 31 High St and new garage to 33 High St
		6.4 25/00318	46, Dryland Road	First floor side extension, above garage and widen existing single storey rear extension
		6.5 25/00337	Land Parcel 1, Freelands Road	Trees standing in public open space to the side of 9 Freelands Road – Remove deadwood only. Standing in Group G5 of Tree Preservation Order
		6.6 25/00380	15 Lucas Road	Two storey side extension
		6.7 25/00363/PA	14 Lakeside	Garage Conversion with front window and Porch extension
		6.8 25/00259	26 Hollow Lane	Single storey rear extension
		7.	Any additional plans that arrive after agenda circulated	
✓		8.	Highway Improvement plan – Request from KCC to manage expectation only 4 – 5 actions on plan and only 1-2 may be feasible per year.	
✓		9.	Kent Minerals and Waste Local Plan 2024-39 - Notice of Publication of Inspector's Report	
		10.	Call for future development sites Landowners, developers and planning agents are being asked to put forward potential sites for future building schemes as part of our ongoing Local Plan process. Following government changes to national planning policy in December 2024, TMBC has an updated annual housing target of 1,096 homes per year. As a result, stakeholders are being asked again to put forward potential sites to help meet this and other future development needs.	
		11.	Correspondence	