

Snodland Town Council – Planning and Environment Committee Minutes
13th February 2025

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

item No.	Agenda Item		
1.	Council to observe a minute's silence in honour of the late Cllr Wayne Mallard.		
2.	<u>Apologies for absence</u> See above		
3.	<u>Declaration of Interests</u>		
4.	<u>Minutes - To agree the minutes of the meeting held on 16th January 2025</u> The minutes of the meeting held on 16 th January 2025 were agreed as a true record.		
5.	<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.		
6.	<u>Planning Decisions Received</u> A list of planning decisions had been circulated prior to the meeting and the contents noted.		
	6.1 24/01491	Unit 4, Vantage Point, Holborough Road	New Emergency Exit Door - Approved 16 January 2025 NOTED
	6.2 24/01903	13 Higham Avenue	Lawful Development Certificate proposed loft conversion to include Velux roof lights – Certified 23 January 2025 NOTED
	6.3 24/01896	24 Saltings Road	Lawful Development Certificate – proposed dropped kerb over and hardstanding – Certified 27 January 2025 NOTED
	6.4 24/01562	88 Birling Road	Proposed 2-storey rear/side extension and internal reconfiguration NOTED

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7.	Any additional plans that arrive after agenda circulated		
	7.1 24/02078	Development site at Oast Park Golf Club, Malling Road, Snodland	<p>Hybrid application for: Full planning permission for the provision of two 3G football pitches, club house, spectator stands (Use Class F2), associated access (including new signal-controlled access junction from the A228), parking and landscaping.</p> <p>Outline application: All matters reserved except access for a phased residential development consisting of the erection of up to 150 market dwellings (Use Class C3), golf driving range and padel tennis courts (Use Class F2), with associated parking, access (internal circulation), landscaping, open space and associated works.</p> <p>OBJECTION</p> <p>Snodland Town Council object to the application on the basis that:</p> <p>It is not acceptable to have all Affordable Housing in one site and all private housing on the other site. The applicant should have regard to paragraph 71 of the National Planning Policy Framework relating to mixed tenure.</p> <p>In addition, NPPF paragraphs 156 to 158, regarding development in the greenbelt, set out Golden Rules which state that applicants should provide additional Affordable Housing on Green Belt sites, unless it is not financially viable. As the applicant's own FVA states that 50 units are viable across both sites, the majority of it should be on the site within the Green Belt, and there is no Affordable Housing proposed on this site.</p> <p>Concerns we have:</p> <p>Oast Park Financial Viability report:</p> <ul style="list-style-type: none"> • The Residual Land value is simply stated as - £5.15m for Policy Compliant model, and - £896k for the All Private model. There is no explanation as to why this is the case, and it cannot be calculated from the spreadsheets because the land acquisition costs have not been included. • The method for calculating Residual Land Value does not appear to follow the RICS recommended model. It appears that Residual Land Value has been “double-counted” because the Policy Compliant model not only has reduced income (due to the 30 AH units), but it has also been deducted from the Gross

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			<p>Development Costs.</p> <ul style="list-style-type: none"> • The AH income is pitched at 55% of Open Market value. There is no explanation as to why this is so low, given that some AH could simply be Open Market value, minus 20%. • The AH units average 1085sq ft, but Open Market units average 1042sq ft. There is no explanation for this. • The sales rate of £425 per sq ft seems too high compared to other local developments, and the build cost of £224 per sq ft seems low compared to BCIS data. • The Finance Cost (debit rate 7.5%) is given as £55,617 on the Policy Compliant model, but £488,088 on the All Private model. There is no explanation for this. • The All Private model includes costs for Sales Agent Fee Driving Range £162,500 and Sales Agent Fee Self Build £62,500. These are not included in the Policy Compliant model, so a like-for-like comparison is not possible. • The Abnormals cost of £12.744m seems incredibly high and there is no explanation for this. • There is no explanation of how the £15k per unit S106 cost has been arrived at. • Given that there are a large number of discrepancies in the FVA, and that the argument for reduced AH relies upon the FVA being accurate, we cannot support the approach suggested unless these discrepancies can be explained. <p>Recommendations:</p> <p>Traffic generation: The projected traffic generation from the site does not appear to accord with the expected rate listed on the TRICS website. The Transport Assessment uses a Trip Rate of 0.485 from the dwellings, instead of 0.534 suggested by TRICS. The current levels of traffic recorded in the survey do simply not accord with the lived experience of road users and there appears to be a significant underestimate of both traffic levels and queuing times at both AM and PM Peak Hours.</p>
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			<p>S106 money: If the scheme is permitted, Snodland Town Council would request that the impact on the town, (and its competing sporting facilities and parking provision) is mitigated by a contribution that equates to the cost of resurfacing the Paddlesworth Road car park in Snodland.</p> <p>Committee Meeting: The Town Council would like to register to speak at the Area Planning Committee when this application is determined.</p>
	7.2 25/00112	6 Willow Close	Proposed Change of use from C3 to C2 (Children's Home). NO OBJECTION
	7.3 25/00091	Ivy Lodge, 1, High Street	<p>T1 Yew - reduce branches overhanging boundary by 1-2m and re-shape the top to match. Currently 14m in height with a spread of 8m.</p> <p>T2 Holly - trim back minor branches (less than 2cm in diameter) by 1-2m back to boundary.</p> <p>T3 Holly - reduce back branches overhanging boundary by 1-2m and re-shape the top to match. Currently 16m in height with a spread of 6m.</p> <p>T4 Plum - completely dead, covered in ivy and snapped off at approx. 1.5m at the stem due to recent storms. Fell to ground level.</p> <p>Trees are growing into neighbouring property and will soon be damaging the building. NO OBJECTION</p>
	7.4 25/00079	88 Birling Road	Proposed 2-storey rear/ side extension. Conversion of existing garage into a habitable room, and internal reconfiguration NO OBJECTION
	7.5 25/00165	23 Orchard Way	Demolition of existing conservatory and chimney and erection of single storey rear/side extension NO OBJECTION
	7.6 25/00073	33 Lucas Road	Lawful Development Certificate Proposed: Alteration to grassed area in front of drive to allow for vehicle parking. NO OBJECTION
	7.7 25/00093	5 Waghorn Road	Alterations to first floor front elevation window NO OBJECTION
8.	<u>Any additional plans that arrive after agenda circulated</u> None		
9.	<u>Correspondence</u> None		

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