

Snodland Town Council – Planning and Environment Committee Minutes

25th July 2024

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

item No.	Agenda Item
1.	<u>Apologies for absence</u> See above
2.	<u>Declaration of Interests</u> Paul Hickmott – declare interest of 189 Birling Road.
3.	<u>To receive a presentation relating to the former Oast Park Golf Club</u> Representatives from Obee Estates made a presentation relating to the former Oast Park Golf Club, in brief included the following - The whole site was submitted for housing in the Reg 18 Tonbridge and Malling Local Plan. The scheme evolved, which would include 2 x 3g pitches, padel courts and golf driving range. The 3g pitches would be for Larkfield Football club as their new home ground and for rent by local clubs for training purposes. Larkfield's old ground will be developed for housing to help fund this project. Several public footpaths run across the site – Obee Estates want to enhance retained land whilst and make public footpaths better. Other land within the site will have public access. Tree lines will be retained. Access via a228, discussions with highways, retaining the layby. The junction will be Traffic light controlled with vehicles entering and exiting from both directions off the A228. Traffic surveys have been carried out. Obee Estates believe that this will work, application would be following KCC traffic assessment, and they seem to be happy with the principle of the junction. There will be a precise report. They are saying signalised junction will work even at peak times. A lot of comments will be taken on board, we can only take advice that it does work. Crossing facilities will be put into place if people want to walk from Larkfield. We have conducted traffic counts. Our consultant recommended traffic lights, and this was proposed to KCC, which has been accepted at this stage. Obee Estates will be looking at pollution and noise, and do not want to impact the area.

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Flooding – The ground is built up and water shed can hit the mounds and are aware of Birling flooding and this needs to be addressed within the planning.
Soil contamination with regards to Asbestos - 50 samples taken and only 1 come back as lead. No asbestos found in 50 samples.

Parking - 115 car parking for the club and 30 overflow. Additional parking for the driving range. 250-260 spaces in total. FA standard is 68 spaces.

Obee Estates own all the land.

Application for residential, 100 houses on the Oast Park Site and 50 on the Larkfield Site. Half will be affordable and other will be private. Larkfield and East Malling council own the land either side of the Larkfield site.

Public engagement with Larkfield and East Malling and Birling Parish Council, there were no concerns and the purpose of tonights presentation was to get the views of Snodland Council.

There will be a driving range with restaurant and bar that Snodland residents can use. There will be separate hospitality facilities for the football club.

With the closure of K Sports, there are not enough 3g pitches. We can't say if there will be any negativity, there are about 40 teams that need to play and have no grounds.

The site has capacity for 400 homes, but this is not what is being planned. This is green belt; we would not get planning permission for this number.

Football club their building is designed to FA regulations.

Concerns raised from councillors:

An additional junction with traffic lights on the A228 will cause severe congestion at peak times.

A lot of lorry drivers park in the lay-by – they will lose their place.

Burger bar there and their livelihood will be affected.

Obee Estates reiterated that the lay-by would only be shortened and not removed.

Other side of the village backs up on bypass. There is never a break in traffic, alternatively people will go through the village. Peak period will see a vast number of cars.

Parking on site, are the pitch and golf the same or separate restrictions. Obee Estates reiterated that there will be parking across the facilities. 3 coach bays. FA standards only require 1. The 115 and 30 overflow is 3 times more parking than what the clubs currently use. Do not think that there will be an impact on the driving range, which will have its own parking.

Will they be using Snodland GP?

Will there be any 106 funding applied to Snodland?

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	<p>Public – on the nose end of the lay-by, if it's not there, lorries will struggle. Lorries have nowhere to go. We think the lay-by needs to be lengthened, if you take some of it, then where are the lorries going to go. They are on a timer, and they just stop anywhere. They will continue to do it.</p> <p>Obee Estates - When speaking to KCC regarding the lay-by and what it was used for, they said that it wasn't for lorries, and if loss of lorry parking, they said already plans agreed within the borough for lorry parking – unknown where this is. Organised by KCC.</p> <p>KCC own the lay-by, and Tonbridge and Malling should manage it but they don't. As a council we could intervene, however the lay-by is in Birling Parish.</p> <p>The Chairman thanked Obee Estates for attending the meeting.</p>		
4.	<p><u>Minutes - To agree the minutes of the meeting held on 20th June 2024</u></p> <p>The minutes of the meeting held on 20th June 2024 were agreed as a true record.</p>		
5.	<p><u>Questions from the Public</u></p> <p>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.</p> <p>Public – thanked the Council for all their support in relation to the Oast Park Development.</p>		
6.	<p><u>Planning Decisions Received</u></p> <p>A list of planning decisions was circulated prior to the meeting and the contents noted.</p> <p>None.</p>		
7.	<p>Applications for consideration:</p>		
	7.1 24/01051	6, Midsummer Road	Two storey side extension with first floor set back and 4m single storey flat roof rear extension No objection
	7.2 24/01/1052	6, Midsummer Road	Lawful Development Certificate Proposed: loft conversion with two Velux roof lights to front elevation and a rear dormer - No objection
8.	<p>Any additional plans that arrive after agenda circulated:</p>		
	8.1 24/01108/PA	189, Birling Road	T1 (Applicants ref.) - Ash - Crown reduce to previous pruning points (approx. 4m). This tree has not been pruned for several years and therefore has large re-growth. Small branches are also starting to split off. T1 of Tree Preservation Order No Objection
	8.2 24/01111/PA	20, Ashfield Close	Lawful Development Certificate Proposed: Single storey rear extension and loft conversion with

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		insertion of roof windows No Objection
9.	<p><u>Correspondence:</u></p> <p><u>9.1 Email relating to Planning application 23/03397 – Land North of 4, Cemetery Road, Snodland.</u></p> <p>An Email received from a resident raising concerns regarding the planning application and that an e-petition has been started. The resident has been advised that the deadline for submission of comments for the application has passed and the Town Councils Objections were put in at the time.</p> <p>Borough Councillor advised that TMBC planning are not satisfied with the drainage issues, not satisfied with the massing – the view from the lake to the buildings, and there is no social housing provision. Until these matters are resolved, the application will either be rejected, or it will be resubmitted.</p> <p>No Further action can be taken at this time.</p> <p><u>9.2 Has Made documents for Amendment 59 a Waiting Restrictions Order on Various Roads, Snodland in the Borough of Tonbridge and Malling.</u></p> <p>Noted. No further action required.</p>	

There being no other business, the meeting closed at 20.58.