

PLANNING AND ENVIRONMENT COMMITTEE

13 APRIL 2017

Committee Members present:	Cllrs P Hickmott (C), P Misy, M Sawkins, Mrs L Downes, D Purl and J Minter
Council Members present:	Mrs K Sowten (CEO)
Members of the public:	J. Hawken, G Waugh, V Jenner, Cllr D Lettington (Borough Councillor)

1.	<u>Apologies for absence</u>		
	Cllrs Mrs K Mordecai-Woolf, Mrs S Bell, Mrs D Crook, B Garlick		
2.	<u>Declaration of Interests</u>		
	Cllr P Misy had an interest with item 5.4.7 of the Agenda.		
3.	<u>To confirm as a correct record the minutes of the Planning and Environment meeting held on 2 March 2017</u>		
	The minutes of 2 March 2017 were agreed as a correct record.		
4.	<u>Questions from the public</u>		
	A Member of the Public asked if there was any update on the Bull. CEO explained that the updated plans had not yet been received for the Co-op/Bull and when they are received, they will be put on a Planning Agenda. All Agendas are displayed on the Town notice boards.		
5.	<u>Planning Applications</u>		
5.1	<u>Decisions Received</u> – The decisions list was circulated		
5.2	<u>Planning applications considered outside Council Meetings (as per our terms of reference)</u>	None received	
5.3	<u>Planning applications considered at other Council Meetings</u>	None received	
5.4	<u>Applications for consideration:</u>		
5.4.1	TM/17/00730/FL	53, St Katherines Lane, Snodland	Erection of a single storey rear extension instead of conservatory, approved under consent reference number TM/13/00396/FL No Objection
5.4.2	TM/17/00675/FL	Holborough Service Station, Holborough Road, Snodland	Variation to condition 5 to allow an extension of delivery time pursuant to planning permission TM/15/03133/FL (Variation of condition 8 to allow an extension of fuel delivery times of planning permission TM/14/01096/FL (Demolish existing forecourt control building, canopy, car wash and restaurant unit complete. Construct new

			Forecourt control, building/shop, canopy, pump Islands, forecourt, parking and installation of 3 no. 60,000 ltr underground fuel storage tanks. No objection, however would like to comment that there are a considerable number of vehicles that are entering the filling station direct from Holborough Lakes rather than going down to the roundabout. A no Entry sign from Holborough needs to be put on the island.
5.4.3	TM/17/00615/FL	122, Malling Road, Snodland	Erection of a single-storey rear extension. No objection
5.4.4	TM/17/00619/FL	42 Apple Close, Snodland	Single storey rear extension and removal of existing conservatory. No objection
5.4.5	TM/17/00701/TPOC	The Rectory, 11 St Katherines Lane, Snodland	T1 and T2 Corsican Pine to reduce height by 3m. T3 Lime to reduce height by 3m. No objection
5.4.6	TM/17/00608/FL	38 Saltings Road, Snodland	Ground and first floor rear extension and front porch No objection
5.4.7	TM/17/00031/FL	2 Holborough Road, Snodland	Single and 2 storey side extensions to existing building and conversion of ground floor retail unit into 3 smaller retail units, change of use of first floor to 2 x one bedroom flats, conversion of existing and new roof space into 2 x bedsits, and conversion of existing warehouse to the rear of the building into 1 x two bed dwelling. No objection
5.4.8	TM/17/00554/FL	24-26 High Street, Snodland	Conversion of first floor and second floor from offices to two two-bedroom flats and one one-bedroom flat. Minor external alterations. No objection
6.	<u>Any additional plans that arrive after agenda circulated</u> None received		
7.	<u>To receive an update relating to Gas Peaking</u> No response has been received from the Company regarding a meeting. This information will be held on file until a further update is received.		

8.	<p><u>To receive an update relating to the toucan crossing on A228 at Holborough</u></p> <p>The CEO reported that she had sent a letter to KCC asking for an update on the Toucan crossing on the A228 at the Holborough Roundabout. The response from KCC advised that the crossing was considered during 2014, however the scheme was not pursued as Kent Police objected on safety grounds. The 106 funding has since been used on other projects in the area, including new and improved footways and cycle ways and additional works at Snodland Station. KCC Traffic Schemes Team will review the site in light of the increased demand and will inform the Council of its findings. As of the meeting no response had been received. Councillors commented that they were not impressed with the response and it was noted that a new crossing had been introduced at the new housing developments at Halling. Councillors also raised concerns regarding the speed on the road and that something should be introduced at the Holborough Roundabout. The A228 has become a major feed road when incidents occur on the M20 and there will be added pressure of the Option C crossing for Dartford that will no doubt have an impact. Councillors also commented that they did not want a fatal incident to occur before we act. It was also noted that the speed limit was also meant to be reduced as part of the 2014 scheme.</p> <p>RECOMMENDED to make further enquiries regarding the speed reduction and chase for a response from KCC into their findings. To report back at the next planning meeting on 1 June 2017.</p>
9.	<p><u>Correspondence</u></p>

There being no other business, the meeting closed at 8.05pm.