

## PLANNING AND ENVIRONMENT COMMITTEE

11 AUGUST 2016

Committee Members present:	Cllrs Miss A Moloney (Chairman), Miss K Mordecai-Woolf, Mrs L Downes, M Sawkins
Council Members present:	Cllrs A Keeley Miss Elinor Jones and Mrs H Comber
Members of the public:	None

1.	<u>Apologies for absence</u>		
	Cllrs Mrs S Bell, Mrs D Crook, B Garlick, P Misy and D Purll.		
2.	<u>Declaration of Interests</u>		
	None		
3.	<u>To confirm as a correct record the minutes of the Planning and Environment meeting held on 21 July 2016</u>		
	The minutes of the Committee held on 21 July 2016 were agreed a correct record of the meeting.		
4.	<u>Questions from the public</u>		
	None		
5.	<u>Planning Applications</u>		
5.1	Decisions Received – The decisions list was circulated		
5.2	Planning applications considered outside Council Meetings (as per our terms of reference)	<b>None received</b>	
5.3	Planning applications considered at other Council Meetings	<b>None received</b>	
5.4	Applications for consideration		
5.4.1	TM/16/02133/FL	<b>139 Holborough Road – Rear Extension</b>	<b>No Objection</b>
5.4.2	TM/16/01459/FL	<b>292 Malling Road –</b> Demolition of existing garage and erection of two storey building providing one 1-bedroom flat and one 2-bedroom flat, with two vehicle parking spaces and associated amenity space.	<b>Objection</b> The Committee believes that the proposed building one 1-bedroom flat, and one 2-bedroom flat, on the site would be over-developed and overbearing;  The Committee noted that the property would be out of keeping with the rhythm and form of the local environment;

5.4.2	TM/16/01459/FL	<p><b>292 Malling Road –</b> Demolition of existing garage and erection of two storey building providing one 1-bedroom flat and one 2-bedroom flat, with two vehicle parking spaces and associated amenity space.</p>	<p><b>Objection</b></p> <p>It was noted that the plan stated that it is a 2 storey building, however, upon looking further it was observed that the plan shows accommodation in the roof, therefore, making it a 3 storey dwelling;</p> <p>The Committee believed that the amenities space is inadequate for 2 homes and not effectively ensuring a good quality of life;</p> <p>The Committee were concerned that vehicles parked at the front of the plot may overhang the pavement and this would have to be dealt with, probably by condition;</p> <p>The Committee objects to this back garden development which could impinge on the neighbouring homes and reduce their right to enjoy the local environment;</p> <p>No information seems to be provided regarding noise alleviation. The proposed development is next to a builders yard and busy car wash and also directly opposite a public house;</p> <p>The Committee believed there were some inaccuracies in the drawing and presentation plans and we would ask that the measurements be thoroughly checked;</p> <p>There is concern that the elevation and roof line of the building is shown inaccurately as it does not take into account the gradient of the hill at this site.</p>
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5.4.3	TM/16/02317/T MCA	<b>Holborough House &amp; Little Holborough, Holborough Road</b> - To Crown lift all Sycamore limbs, to remove 1 no. dead willow coppice stool, crown reduce 2 no Hazel coppice stools, remove 1 no. mature ash.	<b>No Objection</b>
6.	<u>Any additional plans that arrive after agenda circulated.</u>  None received.		
7.	<u>Correspondence</u>		
7.1	A copy of a letter sent to TMBC was received from Newton-Transport which is located in Brook Street regarding parking and obstruction issues on Brook Street. TMBC have assured the complainant that parking controls will be added to the list for consideration for Phase 10 of the Parking Action Plan. Snodland Council will write to Newton Transport advising that they have been advised of this and will make sure this issue is brought forward as early possible. (Planning Chairman to sign the letter).		
7.2	A letter and Performance summary from Gatwick Airport has been received for perusal.		
7.3	Cllr Miss A Moloney has sent a letter to County Councillor, Sarah Hohler, putting a strong case forward to request a pedestrian crossing to serve the area around Holborough Lakes and the cycle route from Vantage Point to Church Field. It was also agreed that the next planning and Environment Committee should include a full item relating to the need to upgrade the A228 Snodland By-Pass.		

There being no other business the meeting ended at 8.20pm.