

Snodland Town Council - Planning and Environment Committee

23 July 2020

Council Committee Members present:	Cllrs Mrs N. Misy, Mrs S Bell, Mrs D Crook, Mr P Hickmott Mr J Minter Mrs S Shaw Mr A Bennison
Other Attendees present:	Mrs K Sowten (CEO) Mr C Scott – Connect PA Ltd Mr S Willgress – Panattoni Mr T Watkins – Panattoni

1.	<u>Apologies for absence</u> Apologies were received from Cllrs Mrs K Mordecai-Woolf (C), Mrs A Barden and Mr J Butterfield
2.	<u>Declaration of Interests</u> None
3.	<u>Minutes - To agree the minutes of the meeting held on 2 July 2020</u> The minutes of the meeting held on 2 July 2020 were agreed as a correct record.
4.	<u>Questions from the public</u> Pursuant to Standing Order 3e & 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.	<u>To receive a virtual briefing on the proposals for redevelopment of the Aylesford Newsprint site</u> Representatives from Panattoni gave a presentation on the proposals for the redevelopment of the Aylesford Newsprint site. The application will be for industrial and employment use only and non-residential use. The site is a Brownfield site and is looking to create over 3000 jobs in the area. To be compliant with the local plan it will require the Bellingham way link road, which is currently in private control to be opened up for public access for cars and vans. HGV access will be via Leybourne Way, onto junction 4 of the M20. Other aspects associated with the development in terms of environmental infrastructure and communications are also major features to ensure compliance with planning policy. This £180 million investment will cover Circa 90 acres of the site which is the entire Aylesford newsprint land to the west of the railway line. The land to the east still remains in the ownership of Aylesford Newsprint. In terms of accessibility, the site is in close proximity to both Aylesford and New Hythe railway stations and there are opportunities to extend bus links through the site, together with a number of pedestrian and cycling routes along with the opening of Bellingham way for public use. An outline planning application will be submitted for one hundred and seventy seven thousand square metres of commercial floor space and bringing forward in detail the remediation of the contamination on site, the building of all the infrastructure which includes all the road cycle ways and footpaths and also detailed plans for the environmental and biodiversity works. Sustainability is a huge part of the development, the use of energy efficient materials, electric charging points, solar panels to provide a minimum 10% reduction in CO2 per building, highly efficient LED lighting with movement sensors, ample cycling provision and enhanced and comprehensive

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	<p>landscaping. Timescales based on positive determination of the planning application will allow building work to commence in Winter 2021 with the first occupation in Spring 2022 and final completion in 2024.</p> <p>Questions were raised and answered relating to</p> <ul style="list-style-type: none"> • use of Leybourne Way on HGV's and the impact that this will have on the road network on an already busy road • prevention of HGV's using Bellingham Way to Station Road • increased energy efficiency • opportunities for employment • maintaining the countryside surrounding the site 		
6.	<p><u>Planning decisions received</u></p> <p>A list of decisions received was circulated prior to the meeting and agreed.</p>		
7.	<p><u>Applications for consideration</u></p>		
7.1	<p>TM/20/01318/FL List B - 6/7</p>	<p>Dode Church Church of Our Lady In the Meadow, Wrangling Lane Luddesdowne, Gravesend</p>	<p>Construction of a circular semi-submerged enclosed columbarium within the grounds of Dode Church - No Objection</p>
7.2	<p>TM/20/01333/FL List B – 6/7</p>	<p>Snodland Clinic, Rocfort Road, Snodland</p>	<p>Demolition of existing Snodland clinic and erection of 9 no. 2 bedroom flats and associated parking, access and amenity space - Strongly Object The design of the building is out of character for the area. Insufficient parking in an already congested area.</p> <p>To be called in to TMBC Area 3 Planning Committee by Cllr Bell.</p>
7.3	<p>TM/20/01196/FL List B – 13/7</p>	<p>1 Holborough Road, Snodland</p>	<p>Widening of the store car park entrance off constitution Hill including a loading bay works and a drop kerb - No Objection</p>
7.4	<p>TM/20/014386/PDV18 List B 22/6</p>	<p>Snodland Railway Station, High Street, Snodland</p>	<p>Prior notification: Refurbishment works to the footbridge - No Objection</p>

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8.	<u>TMBC issue their list B every Monday – Any plans that are received after the agenda has been circulated (which appear on list B), will be e-mailed to the Committee for them to look at before the meeting</u>		
8.1	TM/20/01396/FL	4A Holborough Road Snodland	Change of use from D1 dental surgery to Sui Generis dog grooming salon - No Objection
8.2	KCC/TM/0115/2020	Holborough Quarry, Holborough Road, Snodland	Section 73 application to amend conditions 4 & 6 of planning permission TM/02/3665 to allow the replacement of a noise bund with an acoustic fence - No Objection
9	<p><u>To receive information relating to a public Notice from KCC regarding waiting restrictions and on street parking at Holborough Lakes.</u></p> <p>The Committee have strong reservations regarding the excessive use of double yellow lines on this development. There is insufficient parking per household and very little parking for visitors. The lack of parking on the development is already causing significant knock-on effects to the areas surrounding the development, including Cemetery Road, Constitution Hill, St Benedicts Road and Holborough Road. The Council cannot see why this estate should be treated any differently from other roads in Snodland (if every estate in Snodland had double yellow lines along the entire length of the roads, there would be nowhere for anyone to park). The statement of reasons states “that it is to avoid the danger to persons or other traffic using the road or any other road or preventing the likelihood of any such danger arising.” We have received a number of complaints regarding the use of excessive speed on the development which by leaving all the roads clear of cars will only exasperate the problem.</p>		
10.	<p><u>Correspondence</u></p> <p>There was no correspondence.</p>		

There being no other business, the meeting closed at 20.42