

**Snodland**                      **TM/15/03043/FL**  
**Snodland East And Ham Hill**

**Alterations and improvements to station forecourt at Snodland Railway Station  
High Street Snodland for Network Rail Infrastructure Limited**

Additional information: The applicant has submitted an additional letter which seeks to clarify and address some of the issues raised by local residents, the contents of which are reproduced as follows:

*“With regard to the neighbours parking, the proposed scheme has been designed to avoid taking any of the existing residents parking. It is noted that Tonbridge and Malling Borough Council have proposals to install double yellow lines in locations which are considered unsuitable for parking (adjacent to road junctions and the level crossing) however this does not form part of our application and may go ahead regardless of the station improvement plans.*

*To cover the cost of running and managing the car park, Southeastern (as station manager) would look to charge for car parking at the station. As there is currently very limited car parking at the station, it is considered that some passengers are currently parking on the highway surrounding the station. Southeastern have also received complaints from passengers that there is not enough car parking at this station.*

*By providing additional car parking spaces in a car park covered by CCTV and lighting (to the Car Park Mark specification), Southeastern hope that the improved facility will encourage station users to park at the station and not on the highway.*

*It should also be noted that the Kent County Council (KCC) Highways team have suggested that a residents parking zone in the area may be a good solution, however they have also explained within their consultation response that any concerns regarding this are not material to this application.*

*With regard to the increase in traffic, the proposed scheme under consultation with KCC Highways has been developed to widen the existing highway at the station entrance to create an improved access and to ensure that buses can turn into and out of the station without the need to remove any residents parking spaces or effect vehicle movements on the highway.*

*Furthermore, the proposed car park is relatively small in nature and will produce a minimal increase in traffic. The design also provides additional drop off spaces which should help alleviate traffic in the road at busy times. Additional cycle parking spaces will also be provided to encourage passengers to access the station by bike.*

*Currently buses are unable to serve the station as they would need to cross the level crossing, turn around and cross the crossing again. The transport interchange will connect the station and residents to the town centre and the new developments, improving access for all in the area.*

*As the Train Operator, Southeastern are not able to confirm whether single decker or double decker busses will be used on this route; with this in mind the transport interchange has been designed for either vehicle. Southeastern understand the concerns of neighbouring residents and have sought to reduce any overlooking caused by double decker busses by having the bus stop as shown in the current scheme layout where it is located on the entrance side of the bus turning area. This will ensure the bus is parked with its back to the existing houses, thus minimising any overlooking that may occur.”*

A landscaping plan has also been submitted which provides details of the proposed planting arrangements including three specimen trees to the newly created traffic island. These arrangements are considered to be acceptable.

## **AMENDED RECOMMENDATION**

**Paragraph 7.1 amended to include reference to additional letter and landscaping plan as follows:**

**Letter received 17.09.2015, Notice received 17.09.2015, Other BUS SHELTER received 17.09.2015, Planning, Design And Access Statement received 17.09.2015, Photograph received 17.09.2015, Photo montage 1 received 17.09.2015, Photo montage 2 received 17.09.2015, Location Plan received 17.09.2015, Drawing WSS/273463/C/015 A received 17.09.2015, Drawing WSS/273463/C/004 T1 received 17.09.2015, Drawing WSS/273463/C/005 T1 received 17.09.2015, Drawing WSS/273463/C/006 T1 received 17.09.2015, Drainage Layout WSS/273463/C/007 T1 received 17.09.2015, Drainage Layout WSS/273463/C/008 T1 received 17.09.2015, Drawing WSS/273463/C/010 T3 received 17.09.2015, Drawing WSS/273463/C/012 T2 received 17.09.2015, Letter received 20.11.2015, Landscape Layout WSS/273463/L/001 Rev P4 received 25.11.2015,**

**Amend Condition 2:**

**2. The scheme of landscaping and boundary treatment shown on the approved plans shall be carried out in the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**

**Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.**

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**East Malling & Larkfield 14/00346/USEM  
East Malling**

**Alleged unauthorised use at Corio Farm 450 Watringbury Road East Malling West Malling**

No supplementary matters to report

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