

**PADDOCK WOOD TOWN COUNCIL**  
**The Podmore Building, St Andrews Field, St Andrews Road**  
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**MINUTES OF A MEETING OF the Planning and Environment Committee held Monday 1<sup>st</sup> of April, 2019 at the Day Centre, Commercial Road, at 7.45 pm**

**PRESENT:** Cllr C Williams in the chair  
Cllr E Wilson, Cllr D Sargison, Cllr R Moon, Cllr D Henshaw, Mr P Trent.

**IN ATTENDANCE:** Mrs C Stewart, Deputy Clerk

**APOLOGIES** None.

**PE115 DECLARATIONS OF INTEREST.**

There were none.

**PE116 APPROVAL OF MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 18<sup>th</sup> March, 2019 were approved.

**PE117 BERKELEY HOMES SITE SCHEDULE**

Mr Patrick Leyden, Project Director and Mr Alan Cotterill, Technical Manager from Berkeley Homes attended to brief on the first phase of works on this development. Summary notes attached to minutes at Appendix A.

**PE118 CHAIRMAN'S REPORT**

**PE119 PLANNING APPLICATIONS FOR CONSIDERATION**

<b>Application</b>	<b>Address and proposal</b>	<b>Comments</b>
a) 19/00356/FULL	84 Maidstone Road Paddock Wood Tonbridge Kent TN12 6DX. Proposed single storey rear and first floor side extensions	Cllr C Williams proposed and Cllr D Sargison seconded that the Council have no objection to this application. Unanimous.
b) 19/00353/OUT	The Brackens Queen Street Paddock Wood Tonbridge Kent TN12 6NP. Outline (all matters reserved except access) - erection of three dwellings	Discussion re location, access and other matters raised by Mr Trent. Cllr R Moon proposed and Cllr D Sargison seconded that the Council object to the application on the grounds in Appendix B attached to minutes.

**PE120 DECISIONS BY TUNBRIDGE WELLS BOROUGH COUNCIL**

<b>Application number</b>	<b>Address and details of proposals</b>	<b>TWBC decision</b>	<b>Town Council Comments</b>
a)18/03262/FULL	Demolition of existing shops and erection of two retail units, plus 34 retirement flats with guest apartment	Refused	Objected.

	and associated communal facilities, access, car parking and landscaping.   Land Rear Of 24 - 38 Commercial Road Paddock Wood Tonbridge Kent TN12 6EL		
b)18/03870/FULL	Single storey rear extension to replace conservatory. Conversion of existing garage to habitable use. Front extension of existing garage to provide cycle and garden storage structure   15A Allington Road Paddock Wood Tonbridge TN12 6AP	Permitted	No objection subject to retention of parking space.
c)18/03742/FULL	Demolition of existing garage, carport and workshop and the erection of a 2 bedroom bungalow   87 Warrington Road Paddock Wood Tonbridge TN12 6HR	Application withdrawn	Objected.
d)18/03778/FULL	Conversion of Agricultural Building, Hawkbrand House to 1 Residential Dwelling   Hawkbrand House Longbrooks Farm Knowle Road Brenchley Tonbridge Kent TN12 7DJ	Permitted	Object to the application on the grounds that the existing building is clearly shown as offices and garages and not an agricultural building as stated in the application, that there is no provision for disposal of surface water in the application, it is outside the LBD.

These were noted.

**PE121          DATE OF NEXT MEETING**

The next meeting will be held on Monday 15<sup>th</sup> of April, 2019 at 7.15 pm

The meeting closed at 9.40pm

CHAIRMAN

## Appendix A

Mr Patrick Leyden, Project Director and Mr Alan Cotterill, Technical Manager from Berkeley Homes.

The programme is broken down to bite sized pieces, as follows;

1. Ecological Works up to the end of May 2019. Tree removal is being done under Natural England licence to avoid damage to nesting birds. Bat and bird boxes are up.
2. Archaeological Works - Initial trenches commenced on 11<sup>th</sup> March 2019 have been completed and backfilled with the agreement.
  - Roman remains have been found in the Northern end of the site in pits and ditches in the form of pottery and metalwork. A small investigation will be scheduled to be carried out later this month.
  - Plane location has been confirmed in the North East of the site following direction received from the 1972 reports. A Military Licence receives to be obtained for further investigation to be carried out. Will pass details to PWTC for heritage group.
3. Enabling Works scheduled for June with Cut & Fill Exercise to the contours of the land, Infrastructure Roads, Site Compound, Out site Works – Drainage Connection & New Highway Site Access Points 2No., & Overhead Cable Diversion Works. Most spoil will be stored on site for later garden landscaping. Site mainly secured with Heras fencing, concrete bollards to prevent unauthorised access and some close board fencing will go up along Badsell Road and to secure adjacent properties from site at various stages of the development. There will be three site access points- only one will be used once site complete but an emergency access point will also remain..There will be traffic control along Badsell Road for approximately 3 months whilst site access constructed and when pavement improvements are constructed.
4. Marketing Suite Foundations commencing 19<sup>th</sup> August 2019
5. Discussion re construction compound. BH have addressed FHW volunteers concerns re floodlighting etc. Mitigation measures detailed in CEMP which pending approval from TWBC. Corner of land at crossroads junction has been handed to KKC for road improvement. An S278 has been issued from KCC for a widening of the road and installation of perforated kerbs to drain highways run off into the surface water network to be constructed.
6. A wheelwash comprising constructed concrete bath and filtration system is being installed which will recycle water and silt will be removed periodically.
7. The wildflower meadow will be laid out- this is to be diversity positive.
8. BH would like suggestions for road names- will be on Council Agenda 15<sup>th</sup> April.

BH have already issued the Construction Environmental Management Plan (CEMP) on 4<sup>th</sup> January 2019 to Tunbridge Wells Planning Department to enable Planning Condition No.5 to be discharged.

BH have issued 6 to 8 Pre-Commencement Design Documents for the discharge of respective Planning Conditions

BH have opened dialogue with Kent County Council for the Off-Site Drainage and Highway Works, last week.

BH have opened up dialogue with Southern Water with respect to their Infrastructure Proposals 1 & 2 - under review. A connection has been approved at the Goldings. Member updated BH on issues with foul drainage capacity and Southern Water plans. BH have meeting scheduled with SW.

## Appendix B

Paddock Wood Town Council objects to the application on the grounds that

1. Section 7 of the application form point 1 is incorrect as the applications includes a Design and Access Statement that has been prepared.
2. The Applicant proposes to discharge surface water to a soakaway (see application form). It is accepted that this will not operate on clay soils due to impermeability. TWBC policy in clay substrate areas supports this view.
3. The site is in a Priority Area for Countryside Stewardship measures addressing Lapwing habitat issues (clearly on GOV.UK Magic map). Thus paragraph 13 (b) on the application form is wrong.
4. The row of 3 uniform dwellings within the garden curtilage of the existing property is out of keeping with the rural lane aspect of this area. This harm will have to be measured against the insignificant contribution of three dwellings to the TWBC housing supply.
5. Site is outside the Limits to Built Development.
6. The location is unsustainable and will rely on car use. The reference to footpaths in the D and A statement is misleading (see attached PROW extract). Right of way WT256 does not go anywhere near the facilities of Paddock Wood. Right of Way WT 257 on goes to Church Road between Burnside and the Cemetery. Consider: This footpath is flooded for most of the winter period and at other times; it does not have a hard surface so unsuitable for commuters travelling to town or station. They are unlit and therefore dangerous after dark for pedestrians with wet ditches present. They are footpaths unsuitable for cycling and cannot be legally cycled upon. There are stiles and gates present. Some sections of these footpaths are unmaintained and not clear of vegetation.
7. The site IS within an area of landscape designation – see the mention of Lapwings earlier, contrary to assertion in the Design and Access statement.

