

PADDOCK WOOD TOWN COUNCIL
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MINUTES OF A MEETING OF the Planning and Environment Committee held on Monday 2nd July 2018 at the Day Centre, Commercial Road, at 7.45 pm

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

IN ATTENDANCE: Mrs C Stewart, Deputy Clerk

APOLOGY: Cllr D Henshaw.

PE13 DECLARATIONS OF INTEREST.
None

PE14 APPROVAL OF MINUTES OF PREVIOUS MEETING
The minutes of the meeting held on 18th of June were approved.

PE15 CHAIRMANS REPORT
Following the lack of feedback from PWTC's complaint to Peter Hockney regarding the commencement of the MascallsGrange development a complaint was submitted to the Chief Exec of TWBC and two ward memebers and the Chairman attended a meeting with Mr Hockney and a stop notice was subsequently pout on the site pending agreement on the undischarged planning conditions.
The Chairman reported that TWBC advised that the Commercial Road toilets are cleaned 5 days a week. It was agreed that Councillors would try to monitor them to check that this is actually being done. (Office to provide out of order sign.)

PE16 LOCAL PLAN CALL FOR SITES
Standing orders were suspended for comments from Mark Noterman who is on the NP Green Infrastructure working party. Standing orders were reinstated and discussion followed on specific sites and the general size and location of sites. A report of these discussions will be submitted to Council on the 16th of July.

PE17 LOCAL GREEN SPACE ASSESSMENT DOCUMENT
Standing orders were suspended for comments from Mark Noterman who is on the NP Green Infrastructure working party. Standing orders were reinstated and discussion followed on specific areas. Comments on these in conjunction with the NP comments are to be submitted to TWBC by the Chairman.

PE18 CONSULTATION ON MARDEN NEIGHBOURHOOD PLAN
Discussion specifically re points 25-29 on the questionnaire. Members to submit any further comments by Friday 6th of July. Chairman confirmed that there are on going communications with the Marden NP group and that she will complete their consultation accordingly.

PE19 PLANNING APPLICATIONS FOR CONSIDERATION

Application	Address and proposal	Comments
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a) 18/01722/FULL	6 Alliance Way Paddock Wood Tonbridge Kent TN12 6TY. Removal of existing conservatory and erection of single storey rear extension with pitched roof and rooflights	Cllr E Wilson proposed and Cllr C Williams seconded that the Council have no objection to this application. Unanimous.
b) 18/01787/FULL	Land On East Side Of Willow Lane Paddock Wood Tonbridge Kent. Change of use of agricultural land to equestrian and erection of 2no. riding arenas and 2no. stables blocks; with hard and soft landscaping	Discussion re proximity to watercourse, absence of detail re foul drainage, stable run off and landscaping. Cllrs R Moon proposed and Cllr D Sargiso seconded that the Council object on the grounds that the landscaping is not shown anywhere in the application, there are no plans for dealing with foul drainage and run off from the stables which are under 20 metres away from the watercourse. Unanimous.
c) 18/01136/SUB	Submission of details in relation to Conditions 8 (Remediation strategy), 11 (Surface water drainage), 15 (Foul drainage - Phase 1), 17 (Finished ground floor levels - Phase 1), 19 (Tree protection), 22 (External materials), 23 (Landscaping details), 24 (Boundary treatments), 31 (Site access), 35 (Parking & servicing - Phase 1), 39 (Cycle storage for flats), 41 (Refuse storage) & 42 (Renewable energy / energy efficiency) of Planning Consent 14/506766/HYBRID (Hybrid Application - Erection of up to 375 dwellings, associated access, open space, landscaping, highways, foot and cycle paths, drainage, earthworks and a primary school. Part detailed: Phase 1 comprising of erection of 175 dwellings and associated access, highways, foot and cycle paths, landscape, drainage and open space proposals. Part Outline (Access not reserved): Later Phase(s) comprising of erection of up to 200 dwellings, highways, foot and cycle paths, open space, allotments and primary school, with matters relating to layout, scale, appearance and landscaping to be reserved)	11. Deputy Clerk to check with KCC whether required info has been submitted. In the meantime not possible for PWTC to comment. 15. It was agreed that someone from Developer Services should be invited to the next meeting in order to find a solution to the capacity issue. 31. Question re additional site access points on Green Lane and Mascalls Court Road that were not submitted in the planning application. 17. Finished floor levels. Query as to how these can be approved when the surface water drainage proposals have not be discharged. Cllr C Williams proposed and Cllr R Moon seconded that these issues should be commented on to TWBC. Unanimous.

PE20 DECISIONS BY TUNBRIDGE WELLS BOROUGH COUNCIL

Application number	Address and details of proposals	TWBC decision	Town Council Comments
18/00577/FULL	Land and Open Space Goldings Paddock Wood Tonbridge Kent. Proposed erection of 7no. 2.5 storey dwellings with associated access and landscaping	Permitted	Object to the application on the grounds that there is insufficient parking, the drainage system is overloaded, the site already

			floods, the proposal is detrimental to the residential amenity of the neighbouring properties due to the loss of open recreation space, the site plan does not ensure that the access road remains a public highway.
18/01060/FULL	17 Clover Way Paddock Wood Tonbridge Kent TN12 6BQ Erection of a single storey rear conservatory	Permitted	No objection
18/00793/FULL	108 Allington Road Paddock Wood Tonbridge Kent TN12 6AU .Change of use of ground floor of existing annex for use as a yoga studio	Permitted	No objection
18/01289/FULL	Single storey side and rear extensions 123 Warrington Road Paddock Wood Tonbridge Kent TN12 6JR	Permitted	No objection to this application subject to there being provision to deal with water run off from the new roof area.
18/01284/FULL	Conversion of garage to habitable room and alterations to fenestration including garage door to be replaced with window to front elevation, and rear sliding doors to be replaced by a single door. 167 Maidstone Road Paddock Wood Tonbridge Kent TN12 6DZ	Permitted	No objection
18/00856/FULL	Willow Stables Queen Street Paddock Wood Tonbridge TN12 6PH	Permitted	Object to this application on the grounds that it is outside the Limits to Built Development, there is a history of surface water flooding in this area, there is no provision to prevent contaminated run off from the stables from entering the water courses.

These were noted.

PE21 DATE OF NEXT MEETING

The next meeting will be held on Monday 16th of July at 7.00 pm

The meeting closed at 9.50 pm

CHAIRMAN