

PADDOCK WOOD TOWN COUNCIL
The Podmore Building, St Andrews Field, St Andrews Road
Paddock Wood, Kent, TN12 6HT
Telephone: 01892 837373
www.paddockwoodtc.kentparishes.gov.uk

**MINUTES OF A MEETING OF the Planning and Environment Committee held Monday 5th August , 2019
at the Day Centre, Commercial Road.**

PRESENT: Cllr C Williams, in the chair
Cllr R Moon, Mr P.Trent.

IN ATTENDANCE: Mrs C Stewart Deputy Clerk

APOLOGIES Cllr D Sargison,

PE35 DECLARATIONS OF INTEREST.

There were none.

PE36 APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 15th July, 2019 were approved.

PE37 CHAIRMANS REPORT

Planning appeal Churchill homes: The Chairman advised that this application was in but that documentation was not yet available. Cllr C Williams proposed and Cllr R Moon seconded that the committee recommend to the Council that the planning consultant used for the initial application should be asked to assist in a response to the appeal. Carried unanimous.

Condition 23 and 26 Mascalls Court Farm: Conditions relate to LEMP and Landscaping. Members were advised that the landscape officer was now broadly happy with the LEMP proposals but implementation would require monitoring.

Condition 47 Church Farm: The Chairman advised that KCC Archaeology require the applicant to dig 56 trial survey trenches on site before the planning condition related to archaeology can be discharged and work on site commence. KCC require the results of this trial before the can consider discharging the condition.

Level 1 and 2 SFRA for Local Plan: The committee agreed that Mr Trent would review these documents in order to inform the Council's response to them in relation to the Draft Local Plan.

Brackens, Queen St : The Chairman advised that the applicant is appealing against refusal of this application.

PE38 REPORT RE MEETINGS WITH MP.

Mr Trent summarised the issues that he had raised in his capacity as a resident with the MP.

PE39 19/00452/FULL | Change of use of land to construct a fishing lake with associated landscaping | Lucks Lakes Lucks Lane Paddock Wood Tonbridge Kent

Mr Trent had reviewed the applicants response and Cllr C Williams proposed and Cllr R Moon seconded that the Council maintains it's objection and submit to TWBC comments on the response from SLR (flood risk consultants). Carried unanimous.

PE40 18/03412/SUB Condition 11 (Sewage) and Condition 12 (Surface Water Drainage) 13 Church Road, Paddock Wood.

Members were advised that the developer had connected to the foul drainage system despite Southern Water saying there is no capacity and that they could not connect. The design of the connection was also not approved by Southern Water. This has been reported to the planning department who replied that more information had been requested from the developer. Cllr R Moon proposed and Cllr C Williams seconded that the matter should be reported to planning enforcement as it appears to be a breach of conditions. Carried, unanimous.

PE41 To consider consulting CPRE regarding Paddock Wood proposals in draft Local Plan.

Cllr C Williams proposed and Cllr R Moon seconded that the Chairman should approach local representatives from the CPRE for their input on the proposed Paddock Wood allocations in the draft local plan. Carried, unanimous.

PE42 HIGHWAYS IMPROVEMENT PLAN

Chairman advised matter deferred to a later meeting.

PE22 PLANNING APPLICATIONS FOR CONSIDERATION

Application	Address and proposal	Comments
a)19/01342/FULL	3 Linden Close Paddock Wood Tonbridge Kent, TN12 6LH. Erection of a close boarded fence to north west boundary and gate (Part Retrospective)	Cllr R Moon proposed and Cllr C Williams seconded that the Council object to the application on the grounds of loss of residential amenity with the characteristic open appearance of the surrounding housing being compromised and on the grounds that the planning permission for the property 18/03350 specified that 'no gates, walls, fences or other means of enclosure shall be erected within the application site area'. Carried unanimous.
b)19/01999/TPO	17 Mascalls Park Paddock Wood Tonbridge Kent TN12 6LW. Trees: LAWSON CYPRESS (T1) - Fell; OAK (T2) - Fell; ROBINIA (T3) - Fell	Cllr C Williams proposed and Cllr R Moon seconded that in the absence of any information from the applicant as to why the subject trees require felling the Council object to the application on the grounds of loss of mature trees that are protected by TPO's and request that the tree officer determine whether this action is supported by any evidence. Carried unanimous.
c)19/01594/SUB	Mascalls Court Farm Mascalls Court Road Paddock Wood Tonbridge TN12 6NB. Submission of Details in Relation to Condition 30 (Details of On-Site Allotments) of 14/506766/HYBRID	Discussion re proposals contained in scheme report to transfer allotments to Town Council. Cllr C Williams proposed and Cllr R Moon seconded that the Council object to the discharge of the condition as the report proposes a transfer of the allotments to the Council for which no proposal has been received and on the grounds that the Council has previously indicated that it is not in a position to take over this responsibility. (Reference to planning consultation responses on main application) Carried unanimous.

PE44 DECISIONS BY TUNBRIDGE WELLS BOROUGH COUNCIL

Application number	Address and details of proposals	TWBC decision	Town Council Comments
Land At Willow Lane Willow Lane Paddock Wood Tonbridge Kent TN12 6NL	Demolition of existing building, removal of concrete hard standing, erection of 10 dwellings with associated access, parking and landscaping	Permitted	Object to this application on the grounds that there are insufficient measures detailed to deal with surface water run off and foul drainage issues. They would also request that KCC Highways' response be taken into consideration.
19/00196/FULL	Creation of new vehicular access to stable building and riding arena Mile Oak Stables Mile Oak Road Paddock Wood Tonbridge TN12 6NG	Permitted	Object to this application on the grounds that the required speed survey has not been provided for review by KCC Highways and there is no plan for the construction of the crossover from the site to the road as it crosses the open surface water drainage ditch.
18/03959/FULL	Erection of 7 new dwellings and associated access, drives, car ports and landscaping with improvements to existing vehicle and pedestrian access onto Badsell Road Mascalls Oast Badsell Road Paddock Wood Tonbridge TN12 6LR	Refused	Object to the application on the grounds that: it is an over intensive development of the site, access is too close to the Mascalls Farm site entrance, surface water proposals fail to address interaction with the provision for the Mascalls Farm development, there is insufficient visitor parking.
19/00689/FULL	Proposed demolition of existing garage; construction of proposed single storey flat roof side extension and construction of proposed single storey pitched roof rear extension 73 Forest Road Paddock Wood Tonbridge Kent TN12 6JU	Permitted	No objection
19/00568/FULL	Demolition of existing conservatory, erection of a single storey rear extension, and increase to garage height. 83 Forest Road Paddock Wood Tonbridge Kent TN12 6JX	Permitted	No objection
18/03608/FULL	Installation of two red light safety cameras at Swatlands Level Crossing (retrospective) Swatlands Level Crossing Lucks Lane Paddock Wood Tonbridge Kent	Permitted	No objection
19/01410/FULL	Demolition of car barn and erection of a replacement car	Refused	Object to this application on the grounds that the height

	barn with single office above Car Park Area Rear Of 10 - 17 Rosemary Place Maidstone Road Paddock Wood Tonbridge Kent		and bulk of the building will result in loss of natural daylight for the residents of the lower levels of adjacent buildings and the additional parking and vehicle movements required for the office workers in the new development will worsen an already unsustainable parking situation on a very congested site with difficult entrance and egress and that the proposal constitutes an overdevelopment of the site not in keeping with the surrounding development.
19/00796/FULL	Erection of single storey rear extension and relocation of rear garage door 73 Tutsham Way Paddock Wood Tonbridge Kent TN12 6UA	Permitted	No objection
19/01203/FULL	Conversion of detached garage to form ancillary living accommodation 36 Blackberry Way Paddock Wood Tonbridge Kent TN12 6BP	Permitted	Unable to comment due to insufficient information regarding services and us
19/00539/ADV	Advertisement: 4 externally illuminated Dibond panels & 1 non illuminated dibond panel ICA Lawrence House Transfesa Road Paddock Wood Tonbridge Kent TN12 6UT	Permitted	No objection to this application subject to illuminations being switched off at night so as not to affect the residential amenity of neighbouring residential areas.

These were noted.

PE45

DATE OF NEXT MEETING

Monday 19th August at 7.15 pm in the Day Centre, Commercial Road, Paddock Wood.

The meeting closed at 9.25 pm

CHAIRMAN