

PADDOCK WOOD TOWN COUNCIL
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MINUTES OF A MEETING OF the Planning and Environment Committee held on Monday 7th October 2019 at the Day Centre, Commercial Road, at 7.45 pm

PRESENT: Cllr C Williams, in the Chair
Cllrs S. Barrett, D. Kent, R. Moon, M. Ridger, Mr. P Trent

IN ATTENDANCE: Mrs. N Reay, Clerk to the Council
Cllr M Flashman, 2 Residents
Mr. N Ide, Planning Consultant

APOLOGIES Cllr David Sargison

Mrs. S Lovell, from Save Paddock Wood addressed members. The group believes the TWBC local plan will adversely affect Paddock Wood and is based on outdated population figures. Mrs. Lovell went on to make the following points:

- The borough had not considered all options – there were sites at Blantyre House and along the A21 corridor, not all brownfield sites are registered.
- The infrastructure was not suitable – roads would be blocked and there are insufficient trains
- Climate Change – Paddock Wood is on a flood plain. The loss of trees and hedgerows will cause flooding as well as loss of habitat for the wildlife.
- There is insufficient capacity in the foul water system
- It is accepted that some housing is required by the group was asking PWTC to try to get fair figures for Paddock Wood

PE51 DECLARATIONS OF INTEREST.
There were no declarations of interest.

PE52 APPROVAL OF MINUTES OF PREVIOUS MEETING
The minutes of the meeting held on 16th Sept 2019 were APPROVE.

PE53 DRAFT LOCAL PLAN RESPONSE
The Council's planning consultant Nick Ide had forwarded a draft report for members consideration prior to the meeting.

The following issues were discussed by members, Mr. Ide and Mr. Trent

- Need to look the plan strategically and in detail
- Tunbridge Wells was not accepting any of the need from Sevenoaks District Council.
- There is no statement of common ground for West Kent and Tonbridge A& Malling BC.
- The borough has a Duty to Co-operate with its neighbours
- The plan needs to be sustainable, deliverable and contain detail of how it will be delivered

- The town council will need to decide whether to support the plan, support it with amendments or Object – reserve its position
- There was a lack of detail in the proposals
- Difficult to agree without the masterplan – skeptical about whether that will be delivered
- It is unclear how many dwellings will be delivered for each site.
- Questionable as to how sustainable the housing numbers are
- Have not looked at flooding in detail – only on a borough wide scale
- They have not involved the Upper Medway Drainage Board
- Not clear how they are proposing to carry out the flood risk assessment
- The level 1 SFRA contradicts the local plan which states there should be no building in flood level zones 2 & 3
- A choice has been made on whether to build on flood zones or AONB & Green Belt
- Cranbrook has more services and is not in a flood zone
- Lack of affordable housing, should be more emphasis on social housing
- Far too many documents to study in the time frame

The chairman suspended standing orders to allow Mr. Stanley to speak. He advised that it was his understanding that all points had to be raised during the regulation 18 consultation and not later.

Standing orders were re-instated

- Sports hub identified by Neighborhood plan group – but should not be tied to a specific site
- Need to keep green spaces around the town – concern that although they may be left in for now they may be built on in the future

Following the discussion Cllr Williams proposed, Cllr Moon seconded:
That the Town Council objects to the Local Plan for the following reasons:

Not sound evidence

Not sustainable

The infrastructure delivery plan is not clear

There is insufficient detail on the master planning process

CARRIED unanimously.

Mr. Ide emphasized that the Town Council would need evidence to put forward to a Planning Inspector to back up its position

The report submitted to members would be amended to include members comments and will include the annex.

PE54 PLANNING APPLICATIONS FOR CONSIDERATION

Application	Address	Proposal	COMMENTS
a) 19/02346/FULL	26 Newton Gardens Paddock Wood Tonbridge Kent TN12 6AJ	Two Storey side extension incorporating a one-bedroom annex	Cllr Williams proposed, Cllr Barrett seconded: NO OBJECTION pending a clear water management plan. CARRIED unanimously
b) 19/02501/PAYPH	Opposite Car Park Commercial Road Paddock Wood Tonbridge Kent	Payphone kiosk removal	Cllr William proposed, Cllr Ridger seconded: NO OBJECTION Carried unanimously
c)19/02439/FULL	22 Ballard Way Paddock Wood Tonbridge Kent TN12 6HZ	Erection of single Storey rear extension	Cllr Williams proposed, Cllr Kent seconded: NO OBJECTION Carried unanimously
d)19/01982/FULL	12 Primrose Walk Paddock Wood Tonbridge Kent TN12 6BJ	Conversion of attached garage extension of kitchen	Cllr Williams proposed, Cllr Barrett seconded: NO OBJECTION Carried 1 against.
e)19/02440/FULL	13 Siskin Gardens Paddock Wood Tonbridge Kent TN12 6XP	Demolition of existing conservatory and erection of single Storey rear extension	Cllr Williams proposed, Cllr Ridger seconded: NO OBJECTION Carried subject to a Surface Water Management Plan being in place Carried, 1 abstention
f)19/02528/FULL	3 Bullfinch Close	Erection of two Storey side/front extension	Cllr Kent proposed, Cllr Moon seconded:

	Paddock Wood Tonbridge Kent TN12 6XN	and two Storey rear extension, plus partial garage conversion and erection of single Storey infill between the house and the garage; addition of roof lights to garage; alterations to fenestration; brick infill below window to front elevation	OBJECTION due to the 2 Storey extension at the front of the property CARRIED 2 in favour, 1 against, 2 abstentions
g)19/02203/LBC 19/02202/FULL	Putlands Veterinary Surgery Maidstone Road Paddock Wood Tonbridge TN12 6DZ	Listed Building Consent: Floor-mounted external VRF condensing unit	Members expressed concerns about noise pollution Cllr Williams proposed, Cllr Ridger seconded: OBJECTION on the grounds of insufficient information on the application on the noise and ducting for the equipment CARRIED
h)19/02622/FULL	92 Commercial Road Paddock Wood Tonbridge Kent TN12 6DP	Part two Storey, part single storey rear extension; Single Storey side extension; porch to front elevation; removal of chimney and addition of side dormers (Part Retrospective)	Cllr Williams proposed, Cllr Kent seconded: OBJECTION as the proposals are detrimental to the street scene. Carried

PE55

HIGHWAYS IMPROVEMENT PLAN

To review info provided by members and propose recommendation for Full Council. This item was deferred until the November meeting.

PE56

CHAIRMAN'S REPORT.

- Planning appeal 19/01073/FULL | Demolition of existing garage, carport, workshop and the erection of a 2-bedroom bungalow | 87 Warrington Road Paddock Wood Tonbridge TN12 6HR
- Planning appeal 18/03262/FULL | Demolition of existing shops and erection of two retail units, plus 34 retirement flats with guest apartment and associated communal facilities, access, car parking and landscaping. | Land Rear Of 24 - 38 Commercial Road Paddock Wood Tonbridge Kent TN12 6EL. Members were concerned that there still does not appear to be any involvement from

KCC on the Flood Risk Assessment. The Chairman and Clerk would raise further objections on those grounds.

PE57 DECISIONS BY TUNBRIDGE WELLS BOROUGH COUNCIL

Application number	Address and details of proposals	TWBC decision	Town Council Comments
19/01175/FULL	Erection of a close boarded fence to north west boundary and gate (Part Retrospective) 3 Linden Close Paddock Wood Tonbridge Kent, TN12 6LH	permitted	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
19/01175/FULL	Erection of a porch 7A Mount Pleasant Paddock Wood Tonbridge Kent TN12 6AH	permitted	No objection to the extension but requests further information as to where the additional foul drainage connection for the cloakroom will be made. <i>(Note: officer report states that details of foul drainage connection will comply with building regs)</i>

PE58 DATE OF NEXT MEETING

The next meeting will take place on Monday 21st October 2019 at 7.15 pm in the Day Centre, Commercial Road, Paddock Wood.

Meeting closed 10.35 pm

Chairman