

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

MINUTES OF AN EXTRA MEETING OF PADDOCK WOOD TOWN COUNCIL HELD ON Tuesday 12th June at the Wallis Room, St Andrews Church, Paddock Wood, at 8 pm

PRESENT: Cllr Mrs M Flashman, in the chair
 Cllrs R. Atkins, D. Boyle, J Flashman,
 S. Hamilton, D. Henshaw, R. Moon D. Sargison, R. Steward,
 E. Thomas, C. Williams, E. Wilson

IN ATTENDANCE: Mrs N Reay, Clerk
 17 residents
 From TWBC, Mr J White, Mrs D Haylett

ABSENT: Cllr R. Turk

The chairman allowed 15 minutes for questions from members of the public as per Standing Order 3 (f).

The following concerns & comments were raised by residents:

Concern/comments	Response, if applicable
Noise causing disturbance to residents	Sound survey to be carried out
Lack of parking spaces Concerned that users may park in Ringden Avenue	Number of spaces has been increased to 60 – looking to see how more can be added.
Flooding	Aware there is a flooding issue in Paddock Wood and a flood mitigation scheme will be required
Taking cricket pitch away from young people	
Guides wanted to build on site in 1986 – what has changed	
Would it be possible to build on the tennis courts and re-locate them elsewhere? They are not well used	It would be possible and has not been ruled out – however would need to identify a site and additional funding. Tennis participation is increasing. The NP is looking to create a sports hub where all sports could be re-located to. There will still be football on the site
Should check legal position – doesn't believe it can be built on	A Report to Title has been carried out by solicitor and has advised there are no restrictions on the site

Concerns/comments	Response – if applicable
WRAG Facebook page indicates there is little support for the project	
Wyevalles Garden Centre site is likely to be up for sale, that would be an ideal site	
With the current call for sites the council should be considering the size of the community centre – not in favour of the site. Council should re-consider	
Access is poor	
Café and kitchen space is insufficient	This is being addressed as has been raised by others
At what times had the two public consultations been held	Advised one had been a Saturday morning, the other a Wednesday evening
Concerned that meeting times of working party not convenient for many	
Lack of consultation	Detailed future consultation events which will take place over the summer
Insufficient notice/promotion of Extraordinary Council meeting. Public should have been allowed more than 15 minutes	
The Old Hop Pocket site is derelict – why not build there	Was in private hands and has Planning Permission for 22 flats on the site

Cllr Hamilton outlined that the council had previously looked at several sites that it owned for the community centre. Since that time the situation had changed, and she was concerned about the lack of open space. She would not like to see walkers displaced to Foal Hurst Wood. She asked for a public meeting and more robust consultation.

Cllr Atkins expressed concern that there had been lack of consultation and the public was not engaged with the project.

The Chairman thanked the members of the public for attending & making their views known. She explained that the council was at the start of the consultation period and the group would be attending the following events over the summer months:

Paddock Wood Primary School Fair Sat 23rd June
Paddock Wood POTS Charity Football Match Sat 30th June
Paddock Wood Carnival Sat 14th July
St Andrews Church Family Day – 26th August.
Members of the working party would also be attending the U3A meeting on the 12th July. Cllr Wilson was also visiting youth groups.

Eight members of the public left the meeting.

C20 PROJECT MANAGER'S BRIEFING

Mr White gave an update on progress:

- Concept designs had been drawn up
- A cost plan had been received
- The Report on Title showed that the legal situation was uncomplicated
- The concept design showed small pre-school & meeting spaces
- The quantity surveyor has worked on £3,100 square metre, which was higher than anticipated – it is expected once the details have been agreed to be closer to £2500/metre

C21 RiBA STAGE 2 REPORT

Members had previously received copies of the report & supporting paper work which included costs to date, the quantity surveyors report & the anticipated costs of RiBA stage 3.

Members discussed the reports and raised the following:

Cllr	Comments	Response if applicable
Cllr Moon	Parking main concern, would be a disaster if cannot park properly. Need to have a bar and facilities for hirers to be able to bring in their own caterers. Many breweries will pay to fit out a bar. Can there be solar panels on the roof	Edenbridge Centre is twice the size and only has 50 parking spaces + some overflow capacity. Will need to get a catering consultant in to advise on catering facilities. Assistance from a brewery may be tied. The viability of the café is a significant risk. Will be looking at solar panels
Cllr Stewart	Still unhappy with parking, When outline was marked on field did not include terrace area What about internal sound proofing & energy rating	Looking to improve parking, thinks layout can be altered to allow more spaces Will be sound proofed Will have the best possible energy rating – as well as solar panels, planning a 15000l rainwater recycling tank – will depend on costs
Cllr Wilson	Concerns from working party were size of catering area and circulation space. Local caterer had made comments – area needs re-design The office space does not necessarily have to be for PWTC – could be for another organisation Concerned that nursery takes up a lot of space and should be more flexible	

Cllr J Flashman	Must work to get it right – parking concerns and should include solar panels What about lighting overspill	Will be working with planning to ensure system does not allow for lighting overspill
Cllr	Comments	Response, if applicable
Cllr Williams	Need to explore access from Maidstone Rd further, see if Kent Police would allow a strip of their land to be used. Café area too small Nursery is risky should consider other opportunities for anchor tenants such as community health.	Talking to Kent Highways regarding access Hard to get a café right and further work needs to be done on the design If the building is steel framed it can be re-configured in the future. Can look at alternative anchor tenants
Cllr Hamilton	Concerned about noise & car parking. Visits to other halls had highlighted the issue especially when windows were opened. The design should reflect the heritage of the area. Concerned about the possible loss of a tree & having to cut back vegetation Local schools should be involved in discussion regarding pre-school. Should look at other sites, particularly proposed development sites Should employ a professional company for the public engagement process	Planning is very strict on noise so mechanical ventilation may need to be installed Design will be considered during RiBA stage 3 & 4. There is currently an undersupply for pre-school places. Developers will give land for community projects but will usually be worst piece of land and will not give money as well. Designs might be able to be used elsewhere but surveys would need to be carried out again
Cllr Henshaw	Parking a problem, should look to move the tennis courts – possible engage more with Mascalls School as they have 4 courts. May need changing facilities in the future. Kitchen should be on outside wall to allow for deliveries	
Cllr Atkins	Feedback from community engagement is less than 2% The Memorial is the wrong place, Future use of current council offices? should not use council tax to fund project. Not convinced of demand for more hall space. Big mistake	
Cllr Thomas	It is only now that the council can consult with the public as until now it did not have any proposals	
Cllr Boyle	Reviewing location of the tennis	

	courts	
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At the end of the discussion Cllr Atkins proposed:

That within 6 months and before RiBA stage 3 is signed off, a survey of at least 1000 eligible voting residents comprising equally of the East and West Wards be asked, to capture a fair survey, their postcode and age to within a bracket, whether they want a community centre and whether it should be on the memorial field

The motion was not seconded.

Cllr Hamilton proposed, Cllr Atkins seconded:

*That the council should engage with a representative sample of the public and ask:
Do they want a Community Centre?
Do they want it on the Memorial Field?*

Voting 3 in favour (Cllrs Stewart, Atkins, Hamilton)

9 against (Cllrs Flashman, Mrs Flashman, Thomas, Boyle, Sargison, Thomas Moon, Williams, Henshaw)

The motion was therefore LOST

Cllr Atkins proposed:

that no council tax will be used for the construction of the community project and that £70k be repaid to general funds in due course.

The motion was not seconded.

Cllr Boyle proposed, Cllr Thomas seconded

That the council accepts the RiBA stage 2 report.

Voting 9 in favour ((Cllrs Flashman, Mrs Flashman, Thomas, Boyle, Sargison, Thomas

Moon, Williams, Henshaw)

2 against (Cllrs Stewart & Atkins)

1 abstention (Cllr Hamilton)

The motion was therefore CARRIED

C22 DATE OF THE NEXT MEETING

The next meeting will be held on Monday 18th June 2018, at 7.45 in the Day Centre.

The meeting closed at 9.55 pm.

CHAIRMAN