

PADDOCKWOOD TOWN COUNCIL
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MINUTES OF A MEETING OF PADDOCK WOOD TOWN COUNCIL HELD ON MONDAY 18TH
March 2019, at the DAY CENTRE COMMERCIAL
7.45 p.m.

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

IN ATTENDANCE: Mrs N Reay, clerk
 Borough Cllr C Stewart
 11 residents

APOLOGY: Cllr R. Turk

QUESTIONS FROM RESIDENTS

At the Estates meeting on 11th March 2019 the council was asked to consider a request from a resident to install fence posts on council land to allow them to extend the height of their boundary wall. See item ES75.

The request was refused due to concerns about the wall being undermined, and as it was understood that the wall belonged to the council, it would be liable for any failure of the structure. It was possible it would also take the wall/fence over the 2m permitted by planning rules.

The resident explained that the wall had been repointed and that installing the posts would reinforce the wall. The height would not be over the 2 m on their side of the wall.

The Committee chairman asked for the resident to submit photographs of ground levels and further details so that the matter could be looked at again.

The following questions were asked regarding the proposed community centre:

Will an application for planning permission be submitted to the Borough Council before the Town Council elections? The chairman advised it would not.

Following the Board meeting on the 6th March 2019 it was suggested in item CCB106 that the board did not feel that FMF complied under the terms of the governance for membership to the working party? Residents wished to know why, as they are not anti-community centre

The chairman advised that it was not within the remit of the Board to say who could join the working party, it was a matter for full council. A further discussion will be had with the group at the meeting scheduled to be held on 27th March 2019 when the queries they had put forward will be discussed. The draft minutes of the board meeting would need clarifying.

Can the council confirm that it will hand over the lease to TWBC on the Day Centre?

This was proposed by TWBC but rejected by the Town Council (Clerks note: see minutes 21st August 2017 C39)

Why was a valuation asked for, believes it says in the minutes that the council will give it up.

The chairman advised that any questions regarding the answers to the question given at the last meeting could be discussed at the meeting on the 27th March 2019.

Other issues:

The possible sewer pipe around Paddock Wood should not be in the hedgerows as it will disturb wildlife.

The vice chairman advised that whilst this was not in the town council's gift, Persimmon had been asked to leave a gap between the hedgerows and the possible pipeline.

QUESTIONS FOR BOROUGH/COUNTY COUNCILLORS

BC Hamilton was asked if she had an opportunity to speak to the Head of Planning regarding the section 106 funding.

Cllr Hamilton advised that she had contacted Mr Baughan on the 13th January 2019 to ask why the S106 agreements had been changed to specify the Memorial Field. She had been advised that he was busy with the Compulsory Purchase Order enquiry in Tunbridge Wells at present. She would circulate his response when she received it.

CC Hamilton confirmed that the gullies in Nursery Road were being cleared to alleviate flooding. With regards to footpaths – any concerns about the condition should be logged onto the Kent County Council website, preferably with photos.

The Highways Officers had reported that patching work on Commercial Road would be carried out in the new financial year.

Cllr Hamilton was also asked about the KCC Public Rights of Way Update Plan. There was no reference to the Hop Pickers Line in the document, and CC Hamilton was asked to address this. She also advised that if any footpaths had been forgotten then they should be flagged to KCC.

Before the start of the meeting Cllr Moon asked if anyone was recording the meeting. The Clerk advised that she had spoken to the Data Protection Officer on this matter. His advice was that there were no GDPR issues. Recording and filming meetings is permitted under the Local Government Audit and Accountability Act 2014. One resident advised that she was recording the meeting as was legally allowed.

It was agreed that the PPP Committee should review the Protocol at its next meeting.

C124 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

C125 **MINUTES OF THE PREVIOUS MEETING**

(a) The minutes of the meeting held on 18th February 2019 were APPROVED with the following amendments:

P132 – CC Hamilton would call a meeting of stakeholders to look at parking for the town.

C112 - should add That Cllr Hamilton does not share the same views as the borough council regarding the site of the Community Centre.

(b) The minutes of the Estates Committee meeting held on 11th March 2019 were NOTED.

C126 MATTERS ARISING FROM PREVIOUS MINUTES

- a) CC Hamilton has advised that work is being undertaken to resolve the flooding at Nursery Road.
- b) Footpaths at Greenways and Mascalls Park were scheduled for re-surfacing. North East Quadrant – C127, both Pembury and Matfield & Brenchley Parish Councils have voted against the proposal that planning consultants should be engaged to represent five Parishes. Discussions could be had with the remaining two parishes, Capel and Horsemonden, if members wish to proceed.

Members discussed the issues and whether there was common ground with Capel. (Cllr Hamilton declared an interest at this point as she was related to a landowner on the Badsell Road)

The following issues were discussed:

Will the development between Capel & Paddock Wood affect Paddock Wood more?
 Will the bill be higher as there are fewer parishes – this had not been discussed yet
 Should Paddock Wood have a consultant to discuss its own issues?
 Should not assume that any land put into the call for sites will be built on

Cllr Boyle proposed, Cllr Williams seconded:

That in the spirit of openness the council should make contact with Capel & Horsemonden & continue discussions around area for joint working

CARRIED unanimously

C127 DRAFT LOCAL PLAN

There was a meeting with Tunbridge Wells Borough Council on 14th March 2019 with representatives from PWTC, Neighbourhood Plan group (5 in total) and Capel Parish Council.

Cllrs M Flashman, D. Henshaw & C Williams had attended on behalf of the Town Council.

The Chairman advised that the contents of the draft local plan were confidential at present. The documents would be made public in late May, the Borough Council were planning on organising an event in May. The consultation period on the Local Plan will last for 8 weeks starting in July.

There was emphasis on master planning for the area, starting in June. This was expected to last 2 months.

The key components of the Neighbourhood Plan had been included in the plan.

The plan was not expected to be approved for another 2 years. However, once the draft plan had been approved by the Borough Council then it would be put to public consultation this summer before being put before the planning inspector in 2020. As the plan emerges then it can be taken into account for planning purposes. The refusal of the Churchill site in Commercial Road is an example of this.

C128 PADDOCK WOOD COMMUNITY CENTRE

- a) Copies of the draft working party & board minutes were attached for members information. The clerk was asked to forward the latest plans.

- b) Members of the Town Council had met with representatives of the Friends of Memorial Field on the 27th February 2019. A draft copy of the notes from the meeting were attached. A further meeting had been scheduled for the 27th March 2019.
- c) Cllr Atkins has requested that the responses to Mrs Morris's questions which were asked at the previous meeting should be included on the council agenda for consideration by members. The Town Council's protocol on questions from members of the public is attached for information.

Cllr Atkins raised the following issues:

The plans show space for expansion, yet the advice was there were no plans for expansion

It is prudent to plan for the future – the group had been asked to make the facility future proof. Any future expansion plans would need to be considered by the council.

What Are the losses at Putlands? The figures are not broken down for the individual sites. The revenue code book shows that there is a £66k deficit.

PWTC had raised concerns about the quality of services at Putlands and had been assured that standards were improving.

The draft Neighbourhood plan shows developing the site as an indoor sports centre and this is in the local plan. An outdoor sports hub was also being explored.

The feasibility study for Putlands

A check was being made as to whether it was in the public domain.

The Town Council meets with Fusion & TWBC quarterly. Whilst it is aware Putlands is not perfect it is used by residents.

Why had the town council not spoken to other land owners?

This s down to the value of land – if it is put forward then it is for housing. The Hop Pickers Line group had approached 30 landowners – and not one was willing to offer land.

Next Step?

Stand order 6 states that a decision cannot be reversed within 6 months unless a motion is signed by 5 councillors is put forward to the proper officer of the council.

The council resolved in January 2019 to continue with the project to RiBA stages 3 & 4.

Two councillors stated that they would be willing to look at the alternative sites if there had been a material change since the original study which made them more feasible.

C129

FINANCE

- (a) Cllr M Flashman proposed, Cllr Hamilton seconded that the Payment list be approved.
- (b) The receipts list was Noted.
- (c) The internal auditor's visit has been booked for 7th May 2019.

C130

REPORTS FROM REPRESENTATIVES

- (a) Chairman's meeting – due to be held on 12th March 2019. Due to an oversight at TWBC the previous minutes had not been circulated. At the meeting there had been a presentation on bullying and intimidation, discussion about a Business Improvement district, discussion on the CAV.
- (b) Paddock Wood Business Association – the association was looking to re-group. They had been in touch with the market traders from TWBC and had a visioning exercise scheduled for next month.
- (c) Bereko Committee - successful soup lunch and quiz is scheduled for May.
- (d) KALC – no report

- (e) Medway Valley Line – no report
- (f) Hop Pickers – the group were involved with various initiatives – including a walking festival in September.
- (g) Youth Council - - were updating there terms of reference, redesigning the logo and looking to raise funds for charity.
- (i) Councillor’s Surgery – next one is scheduled for 8th June.
- (j) Newsletter – the annual report will be published in time for the Annual Town meeting.
- (k) Training events
KALC are holding an Audit Workshop on the following dates:
Saturday 6th April – Teynham Village Hall – 10 – 12.30
Friday 3rd May – Lenham Village Hall – 6 – 8.30 pm.
The Deputy Clerk & Cllr Williams had attended the planning workshop which included speakers from KCC

C131

ANNUAL TOWN MEETING

The Annual Town Meeting will take place on 3rd April 2019 in The Day Centre (no other venue was available for that date). Kent Police have agreed to speak at the event and local groups who are in receipt of a grant have also been invited to attend and speak on how the funding has been spent.

The chairman advised that she had wanted to do a presentation on the community centre but had been advised that due to election rules she should not do so.

C132

LITTER PICK

The litter pick will take place on Friday 5th April between 5 & 7 pm.

C133

ANY OTHER INFORMATION

Heritage Open Days will be 13th – 22nd September.

There will be an open-door event at the Masonic Centre on 5th April.

C134

DATE OF NEXT MEETING

The next meeting will be held on Monday 15th April 2019

Meeting closed at 9.47 pm.

CHAIRMAN