

PADDOCKWOOD TOWN COUNCIL
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MINUTES OF A MEETING OF PADDOCK WOOD TOWN COUNCIL HELD ON
Monday 19th November 2018, at the DAY CENTRE COMMERCIAL ROAD, at
7.45 p.m.

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

IN ATTENDANCE: Mrs N Reay, Clerk
 Borough Cllrs C. Stewart, & A Gooda
 Mr J White, TWBC,
 4 residents

APOLOGY: Cllr D Sargison

QUESTIONS FROM RESIDENTS

There were no questions from residents.

QUESTIONS FOR THE BOROUGH AND COUNTY COUNCILLORS

The Town Council had no questions for the Borough or County Councillors.
 BC Hamilton advised that she would be calling in the application at Lucks Lane due to resident's concerns.

CC Hamilton thanked the council for its highways priorities and advised that gateways would be installed at the entrance to the town, for which she was happy to use her members grant.

She was also hoping to set up a liaison group between developers and residents in Green Lane to try to address issues raised during the building of the new houses.

C80 DECLARATIONS OF INTEREST

There were no declarations of interest.

C81 MINUTES OF THE PREVIOUS MEETING.

- (a) The minutes of the meeting held on Monday 15th October 2018 were APPROVED.
- (b) The minutes of the PPP meeting held on Monday 22nd October 2018 were NOTED.
- (c) The minutes minutes of the meeting of the Personnel Meeting held on Monday 5th November 2018 were NOTED. The Clerk advised that the confidential report regarding Estates staffing levels would be circulated prior to the Finance meeting.
- (d) The minutes of the Estates Committee held on 12th November 2018 were NOTED.

C82 MATTERS ARISING FROM THE PREVIOUS MINUTES

- (a) The Council' solicitor has copied all the documents held regarding the title to Memorial Field and sent them to the Clerk. Mrs Morris has visited the office to view the documents.
Cllr Hamilton has asked to see the papers.

Mrs Morris has also been provided with the following information:

With regards to the decision it is recorded in the minutes of Monday 15th Feb 2016 C104, that it was agreed to look at the Memorial and the Wesley Centre sites. The council also discussed the advantages & disadvantages of the two sites.

At the Meeting held on January 2018 C93 – the town council approved the RiBA stage 1 report which identifies the Memorial Field as the site for the community centre.

- (b) A link to the results of the County Council's Big Conversation on the buses has been sent to members.
<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/big-conversation>

CC Hamilton also advised that as far she was aware pensioners bus passes could be used.

- (c) C75 – BC Hamilton has advised that residents would need to be in agreement if any parking restrictions were to be implemented in Forest Road. She would be willing to meet up with residents to discuss further. KCC is looking at the feasibility of a 20mph zone for the road.

Concerns have also been raised about parking in Mount Pleasant and CC Hamilton advised that this had been looked at before but again needed support from residents.

Members discussed how parking was becoming an issue in the town and asked if was true that TWBC sold more parking permits than there were spaces to park. Cllr Hamilton advised that meetings would be set up in January to look at parking.

C83 PADDOCK WOOD COMMUNITY CENTRE

- (a) Mr White updated members on the current plans as follows:

- 77 car parking spaces
- The Trespa finish was chosen to reflect the Cedar trees along the boundary of the park
- Public consultation was planned for January prior to the submission of the RiBA stage 3 report to the council
- £65,000 grant had been awarded to the council (this grant would convert to an interest free loan if the third development site came forward. This grant was not included in the cash flow presented to members

- Geotechnical core samples were due to be taken shortly
- CCTV investigation of the drains was also booked
- Capital costs were £2.4 m with overall costs £2.8 m.
- Due to increase in houses in Paddock Wood may not need to increase precept for project
- Looking to start in November 2019

Details of the above were contained in the Clerk's report which was circulated to members.

Members asked/commented as follows:
(responses in Italics)

Cllr Hamilton	<p>Was the increase of 46m included when the outline was marked out on the field? – Yes</p> <p>When will the public have a chance to have a say? <i>Public engagement events planned for January. The working party includes members from the local community groups</i></p> <p>If the council had consulted properly in the first place it would not have had the petition</p> <p>What about the risk of the section 106 funding not coming forward? <i>The Church Farm funding has been excluded, building work on Mascalls Grange had already started, and payment is due on the occupation of the first house. The Mascalls Farm site is due to start shortly</i></p>
Cllr Moon	<p>It has previously been agreed that the council would build the community centre on a site that it owned.</p> <p>The public need to attend the consultation events</p> <p>The make up of the working party was agreed by full council.</p> <p>£2.8 m is higher than original budget, but would not want to see the specification reduced if that is what is wanted? <i>The specification has not been reduced and would only value engineer if costs finish up too high</i></p> <p>What guarantee would the flat roof have? <i>JW undertook to find out</i></p>
Cllr Williams	<p>Community membership of the working party outweighs council membership. All local groups were invited to send a representative – 6 have done so</p>
Cllr Wilson	<p>The working party meets monthly – but also carries out research outside of meeting times. Residents may attend & observe if they contact the office in advance.</p> <p>The group is open to new members</p>
Cllr Boyle	<p>What happens if the funding from the Church Farm site comes forward once the community centre is</p>

	built? <i>Depending on the terms under which it is paid it could be used to pay off part of the loans</i>
Cllr Steward	What about the funding from TWBC? <i>£300k will be from the sale of the land at the rear of the Wesley Centre, £100k to vary the terms of the lease for the Day Centre</i> The diagrams supplied don't show parking at the western end of the building? <i>Some of the area will be grasscrete – will ask architect for updated diagrams</i>
Cllr Mrs Flashman	Board is not happy that the contribution from the Borough Council has “strings” attached. Would like to meet with TWBC to discuss. <i>BC Stewart offered to meet the chairman & vice- chairman to discuss (BC Hamilton asked that all borough councillors be invited to the meeting) A memorandum of understanding could be agreed between the Town and Borough Councils</i>
Cllr Atkins	The articles written by the council in the Town Crier & newsletter were biased in favour of the project and did not mention the petition

Concerns were also raised about the openness to the general public at the working party meetings. It was agreed that the governance would be reviewed.

Designs & finish of the building will be part of the public engagement.

- (b) It is anticipated that the RiBA stage 3 report will be ready in time for the January meeting. It was agreed that an additional meeting should be held on Wednesday 23rd January 2019 to discuss the report.
- (c) A complaint has been received from the “Friends of Memorial Field” regarding the banner of the field. It was felt it was misleading and gave the impression that planning permission had already been granted.
Cllr Henshaw proposed, Cllr Williams seconded:
That a replacement banner should be purchased stating that the Memorial Field was the “Proposed site of the new Community Centre”

CARRIED 10 in favour (Cllrs Atkins, J Flashman, Henshaw, Hamilton, Moon, Steward, Thomas, Turk, Williams, Wilson)
Abstained Cllrs Mrs Flashman & Boyle

(Mr White, Borough Cllrs Stewart & Gooda left the meeting)

C84 PADDOCK WOOD POLICE HOUSES

It has been announced that the Paddock Wood Police Houses are to be sold. The Council has been advised that the PCSO provision in the town will remain the same. The PSCOs will have use of the nearby Kent Fire & Rescue Building.

Cllr Boyle explained that there was a lack of affordable housing in the area making it difficult for key workers to live locally. This was a unique opportunity for the Town Council to look to work in partnership with the Borough Council and a housing association.

Members supported the idea and considered whether the site would fit the criteria for an "Asset of Community Value". It was agreed that it probably didn't so the Clerk was asked to write to TWBC to open a dialogue.

C85 NEIGHBOURHOOD PLAN

Cllr Williams talked to members at the recent 5-year plan meeting on the group's vision for a sports hub. A copy of the notes was attached.

Concerns were expressed about the location of the sports hub. However, Cllr Williams explained that the site had been chosen by the Sports groups as they thought it was an ideal site. Ultimately however the site would have to be approved by the Borough Council.

Members discussed the process for approving the Neighbourhood Plan and were advised that the Plan would need to be ratified by full council before it was finalised.

The group were still waiting for the borough council to issue the draft local plan – until then they cannot go to consultation with the Neighbourhood Plan.

Cllr Williams was thanked for her presentation.

C86 FINANCE

- (a) The payments list voucher nos: 459 – 539 was APPROVED.
- (b) The receipts list voucher nos: 241- 276 was NOTED.

C87 REPORTS FROM REPRESENTATIVES

- (a) Chairman's meeting – next meeting due on 11th December 2018
- (b) Paddock Wood Business Association – next meeting on 20th November 2018
- (c) Bereko Committee – the group had returned from a successful trip to Bereko. A service and lunch will be held at the Church on Sunday 2nd December 2018.
- (d) KALC – AGM will take place on 17th November 2018. Cllrs J Flashman & Mrs M Flashman had attended. Talks were given by the Alzheimer's Society & Diabetes UK. KALC was preparing election material. They also had a new website which members would have access to – rather than just the Clerk. The Clerk & Chairman attended the Finance Conference on 18th October.
- (e) Medway Valley Line – no report
- (f) Hop Pickers – The group had a successful day at the Horsemonden Nostalgia Day. It is hoped to encourage Horsemonden Parish Council to join the group.

- (g) Council Web site – Cllr Mrs Flashman will start training Teresa Maxwell to run the website.
- (h) Youth Council – the Young Person of the Year Award will be presented at the Paddock Wood Lights up event on Sunday 25th November 2018.
- (i) Councillor’s surgery – Cllrs Williams & Mrs Flashman attended the surgery on 27th October in Waitrose. Cllr Hamilton apologised for being unable to attend. The next date would be 19th January – venue to be agreed. Cllr Henshaw offered to attend.
It was agreed that the 27th April was too close to the elections and would not take place. An alternative date would be considered.
- (j) Newsletter – the next edition will be due in January. Members are asked to submit items by Christmas.

C88 ANY OTHER INFORMATION

It was reported that complaints about the rubbish on the Black Path had been received. The clerk advised that the path was a KCC Public Right of Way and would report the issue.

Members commented that the Remembrance Parade had gone off well, and the war memorial had looked good.

C89 DATE OF NEXT MEETING

The next meeting will be held on Monday 17th December 2018.

Meeting closed at 9.40 pm.

CHAIRMAN