



PADDOCK WOOD NEIGHBOURHOOD PLAN STEERING GROUP
C/O The Podmore Building, St Andrews Road, Paddock Wood
Tonbridge, Kent, TN12 6HT
Telephone: 01892 837373
www.paddockwoodtc.kentparishes.gov.uk

**MINUTES OF MEETING HELD ON
WEDNESDAY 20th March 2019 at 8.00PM
THE WESLEY CENTRE, PADDOCK WOOD.**

Present:

Meryl Flashman (MF), (Chairman of Steering Group, Chairman of PWTC, Heritage Group)
Richard Barsley (RB)(Steering Group member, member of PWBA and lead for Town Centre Group)
Sarah Hamilton, (SH)(Steering Group member, PWTC & Lead for Heritage Group)
David Henshaw, (DH) (Steering Group Member & PWTC)
Andrew Mackie, (AM) (Steering Group member & Community Centre Working Party)
Anne Newman, (AN) (Steering Group Member, resident)
Mike Ridger (MR) (Steering Group member, Sports and Recreation Group, Paddock Wood Athletics Club (PWAC))
Jeremy Thompson (JT) (Steering Group member & resident)

Rodney Atkins (PWTC & resident)

Apologies:

John Flashman, (Steering Group member, Heritage Group & PWTC)
John Hall, (Steering Group member and Sports and Recreation Group)
Rebecca Roberts, (Steering Group and Green Infrastructure group)
Carol Williams, (Steering Group Secretary, PWTC and lead for Sports & Recreation Group)

1. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 20th February 2019 (already distributed) were approved.

Note from last minutes re “Rob Campbell is providing lists of the benefits (Section 106 contributions) to Paddock Wood from both the Persimmon and Berkeley Homes sites for the public to see. These will be posted on the town council website.”

2. Information items arising

- Churchill Homes

The Chairman reported that TWBC has turned down the planning application for a variety of reasons which can be found on their website. However, Churchill Homes are likely to appeal. George's Café has now closed.

3. Meeting with TWBC

A meeting with TWBC about the local plan was held on March 14th. The contents of the draft local plan meeting are currently confidential but the minutes will be shared with the Steering Group once available. A further meeting will be held either at the end of April or the start of May.

The Chairman read the following statement:

Attending the meeting were representatives of Capel Parish Council, Paddock Wood Town Council, Paddock Wood Neighbourhood Plan Steering Group, Borough Council Officers and Borough Councillors for Capel and Paddock Wood.

The first part of the meeting was devoted to issues in which both Capel and Paddock Wood have an interest. Detailed information about the site allocations should be released to Town Council/ NP Group on 9th April with a further meeting with the parishes/town/NP group being held at the end of the month.

Current planning applications have to be assessed against the existing local plan and it will take a couple of years for the new local plan to be adopted. This will inevitably cause some problems.

The draft local plan will be discussed by cabinet in the first week of June so documents will be in the public domain in late May.

Stephen Baughen has contacted the Town Clerk about organising an event in Paddock Wood in May.

Consultation and events will take place throughout the Borough in July.

There is to be an emphasis on master planning for this area and a company will be employed to take this forward. The procurement process will be starting in June and is likely to take two months.

Following this there was a discussion about the TWBC local plan and the Neighbourhood Plan which involved discussing issues which are not yet in the public domain. No decisions were made.

4. Draft timeline of events update

There was discussion about relative merits of being ahead or slightly behind the TW Plan. (The TW Plan policies would prevail in the event of conflicting issues)

The Borough Council Timeline is in the Spring 2019 Local (page 11). The Reg 18 consultation on their first draft is scheduled for August 2019. The Regulation 19 Presubmission Plan is scheduled for consultation from March 2020.

Now that the TWBC timeline is clearer contact needs to be made with Feria so that we can clarify our own timeline further. Their availability to work on the plan will be a deciding factor on our own consultation decisions.

There was discussion about whether the residents of Paddock Wood would be confused by two separate consultations or whether there would be a benefit to running the consultations concurrently. Advice to be sought.

5. Heritage Policy

SH reported on the visit to Paddock Wood by Mark Stevenson the Principal Conservation Officer at TWBC. Mark walked around the area with SH and MF and advised about buildings. He spoke of rapid growth causing decline in groups of heritage features resulting in them being spread apart across the area. He spoke of how the Neighbourhood Plan could identify assets and how the Hop industry is a fundamental part of the area and should be reflected as well as the railway. More detail from the Officers visit will be incorporated into the draft documents. Mark noted the Smarden Place Flats (1918) as interesting and will discuss the area with his colleague who specialises in the Victorian / Edwardian era. The NP can ask for listings and heritage assets to be preserved (designated and non designated) and should consider the soft culture of the area.

Subsequent discussion by the group emphasised the need to preserve the whole curtilage of the Wesley Centre.

It was agreed that this version of the draft policy should be uploaded on to the website and Facebook. Members were asked to provide any comments on the policy by Wednesday 27th March. These comments will form part of the next draft of the document.

6. Any Other Information

- Contact with Feria

The following advice was provided prior to the meeting with TWBC

"We understand that the Paddock Wood NDP will not be allocating new housing land directly, but the allocations are instead to be made formally in the TWBC LP. In this case, the PW Steering Group should consider developing formal policy linkages between the two documents. This will allow the neighbourhood plan to shape and direct development in the way intended by the regulations. The current draft of the PWNDP contains a series of strategy diagrams and text (pages 8 – 13, attached) that show potential new site allocations to be contained in the TWBC Local Plan (e.g. site 142 that lies outside PW boundary and in Capel parish but with significant effects upon Paddock Wood). However, this diagram sequence cannot be updated until such time more is known about the intentions of the TWBC Local Plan. So a key request/action for the forthcoming meeting should be to exchange enough information to allow these diagrams to be updated.

Once this information is shared, the next step is to create an effective partnership between the two levels of statutory plans. For this to work, there needs to be the necessary "hooks" between site allocation policies in the LP and policies that deliver a further level of detail in the NDP."

- Updates from Working Groups

The surface water draft policy has been shared with KCC for their comments.

- Community Centre – revised plans have been received amending the layout of both the toilets and the kitchen
- Facebook – report attached. Sarah Mewett has requested that content is sent to her to keep readers interested and with the feeling that the plan is moving forwards
- Town Crier – Steering Group members were reminded that NP articles have been inserted in most Town Crier editions over the past year. Now is perhaps the time to once again start writing articles for "Contact".
- JT contacted TWBC on 14th February about placing TPO's on the Scots Pines adjacent to the Memorial Field fronting Maidstone Road. This was by email on 14th Feb 2019 followed by phonecalls on 12th March and 15th March when he managed to speak to Tim Archer.
- Richard Barsley passed on the following invitation to the PADDOCK WOOD TOWN CENTRE FORUM to discuss the future prosperity and development of our Town Centre.

This new initiative, run and supported by the PWBA with the Neighbourhood Plan Town Centre Group will share and present ideas that have been proposed to improve our Town Centre.

Your views and opinions are valued, please come and share them.

THURSDAY 4 APRIL
6.30pm – 8.00pm
ST ANDREWS CHURCH (WALLIS ROOM)
PADDOCK WOOD

All business colleagues, councillors and members of the public are invited to attend whether you are a member of the PWBA or not.

Please tell others and even bring a friend or colleague.

- AN mentioned horse riding and the need to allow for this when considering footpaths.

7. DATE OF NEXT STEERING GROUP MEETING:

The next scheduled meeting is on Wednesday 17th April 2019

8. Dates and times of future Steering Group meetings: 15th May 2019, 19th June 2019, 17th July 2019