

PADDOCK WOOD TOWN COUNCIL
The Podmore Building, St Andrews Field, St Andrews Road
Paddock Wood, Kent, TN12 6HT
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MINUTES of the Planning and Environment Committee meeting held on Monday 6th July, 2020 virtually on line via Zoom at 7.30pm

PRESENT: Cllr C Williams, in the chair
 Cllrs R Moon, S Barrett, M Ridger, D Sargison, and Mr P.Trent
 2 residents

IN ATTENDANCE: Mrs C Reilly Deputy Clerk

APOLOGIES None

PE06 DECLARATIONS OF INTEREST
 There were none.

PE07 APPROVAL OF MINUTES OF PREVIOUS MEETING
 To APPROVE the minutes of the meeting held on 15th June, 2020
 These approved and signed by the chairman.

PE08 HIGHWAYS IMPROVEMENT PLAN
 (Cllr D. Kent joined the meeting during this item)
 The Chairman noted that the County Councillor who is also a member of the Town Council, has referred a number of residents to PWTC when they have highways concerns. The Chairman therefore contacted the Cllr Hamilton to invite her to this meeting and to ask if she would like to lead on this project in her capacity as a Town Councillor. Cllr Hamilton replied that she did not wish to attend and did not want to lead on the project. Members discussed the guidelines provided by the KCC officer and it was decided that members would suggest problems relating to traffic calming and speed which would be added to the matrix already started by Cllr Williams. (Admin will assist with this when office re opens). It was noted that the HIP does not cover poor maintenance of roads, footpaths and drainage.

PE09 KENT COUNTY COUNCIL
 Proposal to extend the existing 30mph speed limit on CHURCH ROAD – To extend the limit by 280 meters in a southerly direction heading out towards the Elm Tree. (Details circulated to members) Cllr C Williams proposed and Cllr M Ridger seconded that The Council welcome the extension of the speed limit as proposed but suggest that it should be 20mph rather than 30mph to improve safety for pedestrians and cyclists using the proposed new cycle path that will cross between the Church Road site and the Mascalls Court Farm site either side of Church Road. Unanimous.

PE10 SOUTHERN WATER
 Proposal to site a pumping station in Foalhurst Wood car park. This was discussed and it was noted that the additional information requested had not been provided in time for the meeting. Cllr R Moon proposed and Cllr D Sargison seconded that the committee recommend to full Council that PWTC should strenuously oppose this proposal on the grounds that

- it appeared possible to site it on the development that it served
- use of the car park seemed likely to involve de designating part of a Local Nature Reserve
- loss of spaces would restrict access to the Reserve for residents
- requirement for 24 hr access would result in operational difficulties relating to security

- P and E suggest that PWTC might like to contact Southern Water regarding this asking how this concurs with their obligations under the Water Industry Act 1991. Section 3 and the SW Environmental Policy (attached as appendix).
Unanimous.

PE11**CHAIRMAN'S REPORT.**

The Chairman reported that a further meeting with Southern Water was being arranged by Greg Clark MP. There was discussion regarding who would be invited by him to attend and members agreed that a small number should attend to maintain focus. A member asked if he could be provided with a recording of the meeting if this is available.

Cllr Williams and Mr Trent had taken surface levels of the roadway and pavement along Badsell Road adjacent to the development site and identified issues relating to surface water flows that might affect Greenways. Cllr C Williams proposed and Cllr M Ridger seconded that this should be brought to the attention of TWBC and KCC (Highways and Flood Risk team) Unanimous

PE12 PLANNING APPLICATIONS FOR CONSIDERATION

Application	Address and proposal	Comments
a)20/01200/FULL	19 The Cedars Paddock Wood Tonbridge Kent TN12 6JZ. Demolition of existing rear conservatory and internal kitchen wall; replacement with single storey rear extension with flat roof and skylight	Cllr D Sargison proposed and Cllr C Williams seconded that the Council have no objection to this application subject to there being provision made for any increase in surface water run off. Unanimous
b) 20/01571/FULL	44 Kiln Way Paddock Wood Tonbridge Kent TN12 6LF. Erection of single storey rear and side extension with two roof lights	Members noted that there were a number of resident objections. Deputy Clerk advised that a resident had contacted the office and had been provided with the link to 'attend' the meeting but had emailed to say had no further need to 'attend' as had met on site with a Borough Councillor . Members discussed the historic surface water flooding issues in this area. Cllr R Moon proposed and Cllr M Ridger seconded that the Council object to the application in the absence of a Surface Water Management Plan or Flood Risk Assessment. (1 resident left the meeting 8.45pm)
c)20/01626/FULL 20/01627/LBC	2 Rose Cottages Church Road Paddock Wood Tonbridge Kent TN12 6HH. Single Storey rear extension. Listed Building Consent: Single Storey rear extension.	Cllr C Williams proposed and Cllr D Sargison seconded that the Council have no objection to this application subject to there being provision made for any increase in surface water run off. Unanimous

d)20/01547/FULL	22 Ballard Way Paddock Wood Tonbridge Kent TN12 6HZ. Erection of single storey rear extension.	Cllr D Sargison proposed and Cllr R Moon seconded that the Council have no objection to this application subject to there being provision made for any increase in surface water run off. Unanimous
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PE13 DECISIONS BY TUNBRIDGE WELLS BOROUGH COUNCIL

Application number	Address and details of proposals	TWBC decision	Town Council Comments
20/01123/FULL	92 Church Road Paddock Wood Tonbridge Kent TN12 6HF. Ground floor rear extension with first floor extension partly over, new build detached garage, elevational alterations with internal remodelling; erection of summerhouse; erection of shed	Approved	No objection subject to provision being made to manage surface water from increased roof area
20/00933/FULL	Warrington Farmhouse, Church Road Paddock Wood Tonbridge Kent TN12 6HE. Erection of a two-bay workshop	Approved. (The garage/workshop building hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Warrington Farmhouse. Reason: In the interests of residential amenity.)	No objection subject to adequate SUDS being in place for the building and it not being used for commercial purposes
20/01010/FULL	21 Mount Pleasant Paddock Wood Tonbridge Kent TN12 6AH. Rebuild existing east external wall (indent approx 300mm from boundary line); infill extension to the rear; changes to fenestration and addition of rooflights	Approved	No objection.

These were noted.

PE14 DATE OF NEXT MEETING

The next meeting will take place on Monday 20th July 2020 virtually online via Zoom. at 7.00 pm. (Waiting room will open 10 minutes before the meeting to ensure a prompt start)

CHAIRMAN