



PADDOCK WOOD NEIGHBOURHOOD PLAN STEERING GROUP
C/O The Podmore Building, St Andrews Road, Paddock Wood
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Minutes of a meeting held via Zoom on the 19th August 2020 at 7 pm

PRESENT:

Meryl Flashman, (Chairman of Steering Group, Town Councillor, Heritage Group)
Carol Williams, (Steering Group Secretary, Town Councillor, and lead for Sports & Recreation Group)
Andrew Mackie, (Steering Group member & Community Centre Working Party representative)
Rebecca Roberts, (Steering Group and Green Infrastructure group)
Sarah Hamilton, (Steering Group member, Town Councillor & Lead for Heritage Group)
Jeremy Thompson (Steering Group Member, Resident)
Sue Lovell (Steering Group Member, Green Infrastructure)
Mike Ridger (Steering Group Member, Sports & Recreation Group & Town Councillor)
Jon Herbert, Troy Hayes Consulting
Richard Barsley (Steering Group member lead for Town Centre)
Rodney Atkins (Town & Borough Councillor)
Don Kent (Steering Group, Town councillor)
Heather Atkins, Christine Spicer, Joan Bryant
Michelle Sinclair (residents)

IN ATTENDANCE:

Nichola Reay, Town Clerk
From IceFox - Mark Cooper & Robert Robinson

1. **MINUTES OF THE PREVIOUS MEETING**
The minutes of the meetings held on Wednesday July 19th and Tuesday 4th August were agreed.
2. **MATTERS ARISING**
The grant request to fund a communication officer has been submitted to Kent County Council and a decision is awaited.
3. **PRESENTATION FROM ICEFOX DEVELOPMENTS**
The Chairman introduced Mark Cooper and Planning Consultant Robert Robinson. IceFox have put forwarded development proposals for the site to the rear of 7 – 9 Station Road. The Chairman stressed that any comments made during the meeting were personal comments and not a formal response from the group.

Cllr Hamilton advised that she would not be commenting as she was a member of the TWBC Planning Committee.

Mr Cooper outlined his proposals for the site. Initially a planning application would be submitted for a temporary car park for 5 years.

The site is in flood zone three and development is therefore constrained. The provisional plan is for two blocks of apartments which will be raised above the flood plain. One block will have a community space on the ground floor. A market square will link the two blocks with parking for 19 vehicles. Access will be from Station Road initially but there would be the potential for an additional access from the South side subject to future development in the town centre.

Discussion has been had with KCC to re-locate the library into the community space, but they had indicated that they preferred a high street location. IceFox were seeking the view of the Town Council and residents as to what other uses there could be for the space.

The following points were highlighted about the plans:

- The community space would be 200 square metres, including the café area.
- Residents in the immediate vicinity had received leaflets
- The apartment blocks will be higher than the existing buildings
- The development must not make the flooding in the area any worse but is not expected to solve existing problems.
- There will be between 12 & 16 apartments and will be a mix of 2 & 3 bedrooms.
- There will be no impact on any of the shops in Commercial road
- A surface water management plan will be required
- Porous surfaces will be installed
- The buildings will be on 1m columns above ground level and cantilevered over the parking area
- The temporary parking will be constructed from road plantings
- There are concerns about foul drainage, but this would be considered further as the plans develop
- They would be willing to include cycle paths
- Outline planning permission will be sought in the first instance with siting and access unreserved.

Mr Cooper and Mr Robinson were thanked for attending and outlining their plans. They then left the meeting.

4. NEXT STEPS

The group had been awarded two technical packages to support the project and a discussion had been had with AECOM who are providing the support. One of the packages was for a master plan for the Town Centre – as TWBC are appointing a masterplan consultant a meeting will be arranged to ensure they do not conflict with their plans.

The new planning regulations have stressed the importance of Neighbourhood Plans and local master planning.

Members reviewed the proposed questionnaire and it was agreed that the leaflet should be delivered to every household in the town with a 1-month deadline. Although ideally it should be completed on-line paper copies could be sent to the town council offices or delivered to Barsleys.

A1 posters to promote the survey would be printed and placed on community notice boards around the town. The Clerk had tried to get permission to use an empty shop window for a display but had had no success. Cllr Hamilton offered to speak to the library service to see they would allow a display in the window whilst it remains closed to the public.

5. **FACEBOOK REPORT**

Members received a report detailing the recent activity on Facebook.

6. **FINANCE**

The £10,000 grant had been received from Locality.

7. **STEERING GROUP**

There were two vacancies on the Steering Group for residents. Residents had been invited to put their names forward.

8. **DATE OF NEXT MEETING**

The next meeting would take place on 16th September 2020.

The meeting closed at 9.10 pm

CHAIRMAN