

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 2nd November, 2020 virtually on line via Zoom at 7.30pm

PRESENT: Cllr C Williams, in the chair
 Cllrs R Moon, M Ridger, D Sargison, D Kent, and Mr P.Trent
 1 resident

IN ATTENDANCE: Mrs C Reilly Deputy Clerk

APOLOGIES None

PE55 DECLARATIONS OF INTEREST

PE56 APPROVAL OF MINUTES OF PREVIOUS MEETING
 To APPROVE the minutes of the meeting held on 19th of October, 2020.
 These were approved and signed by the chairman.

PE57 PLANNING APPLICATIONS FOR CONSIDERATION

Application	Address and proposal	Comments
a)20/02657/SUB	Church Farm And Land Church Road Paddock Wood Tonbridge Kent. Submission of Details in relation to conditions 11 (Details of Surface Water Drainage System); 12 (Flood Storage Basin Details); 13 (Ground Modelling for Whole Site); 17 (Foul Drainage); 18 (Protection of Public Sewers); 19 (Finished Ground Floor Levels); 20 (Internal/External Sound Levels for Residential Properties); 29 (External Lighting); 40 (Pedestrian and Cycle Routes); 42 (Cycle Storage for Flats); 44 (Refuse Storage) of 14/504140/HYBRID	Cllr C Williams proposed and Cllr M Ridger seconded that conditions 11,12,13 and 17 should not be discharged until matters as per the attached Annexe A are addressed to the satisfaction of PWTC. Unanimous.
b)20/02929/SUB	Mascalls Court Farm Mascalls Court Road Paddock Wood Tonbridge Kent TN12	Cllr M Ridger proposed and Cllr C Williams seconded that the Council object to the temporary solution as proposed on the

	<p>6NB Submission of Details in relation to partial discharge of Condition 15 for 65 units of Phase 1 (Foul Drainage) of 14/506766/HYBRID.</p>	<p>following grounds: The proposal is a further breach of Condition 15 which states: “No development shall take place on any phase of the development until a scheme for the provision and implementation of foul drainage works relating to that phase has been submitted to and approved in writing by the Local Planning authority in consultation with Southern Water and Paddock Town Council. Such works shall be implemented before the associated buildings to which they relate are occupied. Any works required to upgrade the infrastructure sufficiently to provide capacity for the new development shall be undertaken prior to the occupation of the dwellings relating to each phase hereby permitted and thereafter retained.”</p> <p>The occupation of a large number of dwellings in phase one of the development prior to the provision and implementation of foul drainage works relating to that phase breaches this condition. Furthermore the required upgrading proposed by Southern Water will not be completed until autumn 2021. PWTC objected to the partial discharge by TWBC of this planning condition to enable the connection of 110 dwellings in contravention of the spirit and weight of the planning condition which was imposed in order to address valid concerns regarding the inadequate capacity of the sewage network.</p> <p>The storage tank proposal is also unacceptable on the grounds of residential amenity as the untreated effluent will generate odour in a residential area. The Council are also concerned that the overnight discharge of effluent into the foul drainage in period of wet weather will cause increased sewage overflows of the network in the residential areas between this site and the WWTW.</p> <p>Unanimous.</p>
c)20/01966/FULL	<p>Land Rear Of 7 - 9 Station Road Paddock Wood Tonbridge Kent. Temporary Public Car Park</p>	<p>Cllr R Moon proposed and Cllr D Kent seconded that the Council object to the application on the grounds that visibility splays are insufficient for safe exit into a road with onstreet parking and pedestrians crossing the entrance. Unanimous.</p>

Application number	Address and details of proposals	TWBC decision	Town Council Comments
20/02192/FULL	12 Buttercup Close Paddock Wood Tonbridge Kent TN12 6BG	Permitted	no objection to this application subject to planning officer establishing that the additional parking space with 'grasscrete' proposed by the applicant is owned by the applicant and not shared green space.
20/02199/FULL	3A Linden Close Paddock Wood Tonbridge Kent TN12 6LH	Permitted	no objection to this application subject to there being provision made for any additional surface water run off.
20/02138/FULL	75 Green Lane Paddock Wood Tonbridge Kent TN12 6BF	Permitted	The Council have no objection to the application on condition that appropriate provision is made for dealing with both surface water and foul drainage from the property

These were noted.

PE59 CHAIRMANS REPORT

PE60 DATE OF NEXT MEETING

The next meeting will take place on Monday 16th November ,2020 virtually online via Zoom. at 6.45 pm. (Waiting room will open 5 minutes before the meeting to ensure a prompt start)

Meeting closed at 9.05 pm

CHAIRMAN