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 1st of February via Zoom**

**PRESENT:** Cllr C Williams, in the chair

 Cllrs R Moon, M Ridger, D Sargison, D Kent.

 Residents.

**IN ATTENDANCE:** Mrs C Reilly Deputy Clerk

**APOLOGIES** None

**PE85 DECLARATIONS OF INTEREST.**

None

**PE86 APPROVAL OF MINUTES OF PREVIOUS MEETING**

To approve the minutes of the meeting held on Monday January 18th, 2021.

These were approved and signed by the Chairman.

**PE 87 FUTURE OF PEAR ORCHARD CHURCH FARM SITE**

To note information contained in the LEMP from Countryside Homes and to consider any response to TWBC and the developer.

Members discussed the measures for this area outlined in the LEMP and it was agreed that Countryside should be asked if their ecologist would be willing to meet with Cllrs Moon and

Ridger to look at what members regard as some contradictions contained within the document.

**PE 88 PADDOCK WOOD TOWN CENTRE**

**To consider the future development of the town centre in view of Churchill appeal decision and information provided to members at masterplanning briefing from DHA consulting.**

Members expressed their disappointment at the decision made by the planning inspector which they felt had ignored the ambitions of the Neighbourhood Plan and failed to take into account the many detailed grounds for objection submitted by both PWTC and TWBC. They are waiting to see the work prepared by TWBC’s master planning consultants on the town centre as this work was not available for the members briefing meeting which only contained information regarding the new development site in the draft LP. Members felt that PWTC should consider the consequences for the town of the allocations in the Draft LP and therefore Cllr C Williams proposed and Cllr D Kent seconded that there should be an extraordinary Town Council meeting to look at this in advance of the regulation 19 Consultation due to take place by summer 2021. Carried Unanimous.

**PE 89 TO APPROVE USE OF PWTC LOGO ON FLOODWARDEN LEAFLET**

Cllr C William proposed and Cllr D Sargison seconded that use of the log should be agreed.Unanimous.

**PE 90 CHAIRMANS REPORT**

* + 1. **Minutes of meeting 3rd January 2021**

Cllr C Williams proposed and Cllr D Kent seconded that the Appendix A should be reinstated in the minutes and on the website. Unanimous.

* + 1. **Southern Water -progress of new sewer construction and performance of Church Farm pumping station.**

Members discussed the issues and Cllr R Moon proposed and Cllr C Williams seconded that Greg Clark MP should be contacted and advised of :

* + - * The additional connections that have been permitted
			* The further incidence of sewage in the street in Ballard Way following another failure of the Church Farm Pumping Station.
			* That Southern Water have still not finalised a location for the additional pumping station for Badsel Road.

**PE91 PLANNING APPLICATIONS FOR CONSIDERATION**

|  |  |  |
| --- | --- | --- |
| **Application** | **Address and proposal** | **Comments** |
| a) 19/03349/FULL | Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent. Development of 100 new homes including the provision of affordable homes together with access, parking, hard and soft landscaping and areas of open space | Cllr M Ridger proposed and Cllr C Williams seconded that the Council object to the application on the following grounds: Referring to the objection for KCC Flood and Water management they agree that no detail has been provided as to how the properties within Flood Zone 2 are to be protected. (Planning portal date 2 Sept 2020) and therefore surface water flooding is an increased risk. Referring to KCC Highways comments :The proposed scheme relies on the major mitigation schemes for the Maidstone Road/Badsell Road/Mascalls Court Road and the Colts Hill roundabout being implemented. (Planning portal date 18 Aug 2020). KCC Highways gave approval for the three development schemes on Paddock Wood on condition that the MAJOR Maidstone Road/Badsell Road/Mascalls Court junction improvement scheme should have commenced in the event that all three developments were built out. With the third site now being commenced at Church Farm Paddock Wood Town Council support the condition requested by KCC that a Grampian condition should be imposed ":Not to commence development until the highway improvements to the Maidstone Road / Badsell Court / Mascalls Court Road junction shown on drawing number 4100103-SK49/D and 4100103-SK50/D and the highway improvement works to the Badsell Road A228 roundabout as shown on drawing number 4100103-SK/P4 have been commenced. Not to occupy any dwelling in the development until the highway improvement works have been completed. Reason: to ensure that there is sufficient highway capacity." This to ensure that the major scheme goes ahead in a timely fashion to cater for the additional traffic generated by all three developments. There is insufficient foul drainage capacity to cater for the additional dwellings. The Town Council have consistently objected to the partial discharge of planning conditions that have enabled developers to connect to an already overloaded system when the improvements to capacity required from Southern Water have not been provided. This increases the risk of foul drainage flooding for exiting residents and is a clear public health risk. The addition of these further units compromises the spacious and open design of the whole site by placing development on a space that was previously part of the landscape proposal and provided a green boundary to the edge of the site when the land level rises. Carried unanimous. |
| b)21/00026/FULL  | 43 Newton Gardens Paddock Wood Tonbridge TN12 6AJ. Two storey side and rear extension, single storey rear extension, new porch | Cllr M Ridger proposed and Cllr C Williams seconded that the Council have no objection subject to provision being made to deal with any additional surface and foul water drainage.4 in favour 1 abstention. Carried |
| c)20/03150/LAWPRO | 97 Tutsham Way Paddock Wood Tonbridge Kent TN12 6UA. Lawful Development Certificate (Proposed): Extension of existing dropped kerb, formation of hardstanding to front of house | Cllr C Williams proposed and Cllr D Sargison seconded that the Council have no objection provided the area of hard standing is constructed with a porous sub strata to permit drainage. Unanimous. |
| d)20/03848/FULL | Memorial Recreation Ground, Maidstone Road, Paddock Wood, Kent. Development of a new community centre to include a 40-place nursery and associated play space, car parking and landscaping. | The Chairman advised that as Paddock Wood Town Council have agreed to submit this application it was not appropriate or necessary  for Paddock Wood Town Council to make further comment on it at this meeting. She advised that this had been confirmed in advice from the TWBC Monitoring Officer.  |

**PE92 DECISIONS BY TUNBRIDGE WELLS BOROUGH COUNCIL**

| **Application number** | **Address and details of proposals** | **TWBC decision** | **Town Council Comments** |
| --- | --- | --- | --- |
| 20/03097/FULL | Provision of a two-storey extension to the side of the dwelling | Knells Farm Cottage Queen Street Paddock Wood Tonbridge TN12 6NP | Permitted | No objection subject to provision being made for additional surface water run off and a waste water management scheme being in place |
| 20/03052/TPO | Trees: T1 (OAK) - Cut overhanging branches; T2 (LEYLANDII) - Thin canopy by 40%, reduce height by 40% and trim lower branches | 12 Ballard Way Paddock Wood Tonbridge Kent TN12 6HZ | Permitted | No objection subject to a plan of work from a qualified tree surgeon being submitted to and approved by the tree officer at TWBC prior to commencement of the work. |
| 20/02941/FULL | Loft conversion with dormer | 62 Church Road Paddock Wood Tonbridge Kent TN12 6HE | permitted | Object to this application on the grounds that the number of windows in the dormer result in overlooking of neighbouring properties and gardens |
| 20/03022/ADV | Advertisement: Installation of advertising hoarding including 5 no. flags, 2 no. entrance totems and a v stack sign. | Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent | Permitted  | Object to this installation on the grounds that the totems are too high and the hoardings should not be installed until there is some clarity on the major highways improvement at this location that is to be installed at this location. |
| 20/01449/FULL | Variation of Condition 2 (Approved Plans) of 18/03778/FULL - Change roof structure from flat roof to apex roof | Hawkbrand House Longbrooks Farm Knowle Road Brenchley Tonbridge Kent TN12 7DJ | Permitted | The Council support this as an improvement on the original proposal. |
| 20/02929/SUB | Submission of Details in relation to partial discharge of Condition 15 for 65 units of Phase 1 (Foul Drainage) of 14/506766/HYBRID. | Mascalls Court Farm Mascalls Court Road Paddock Wood Tonbridge Kent TN12 6NB | Permitted | Extensive objection |

These were noted.

## **PE93 DATE OF NEXT MEETING**

The next meeting will take place on Monday 15th of February, 2021 via Zoom. at 6.45 pm. (Waiting room will open 5 minutes before the meeting to ensure a prompt start)

 Meeting ended at 8.50 pm

CHAIRMAN