

DRAFT-48-

PADDOCK WOOD TOWN COUNCIL

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**MINUTES OF A MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD ON MONDAY 20 SEPTEMBER 2021 AT 7.00 P.M. IN THE DAY CENTRE,
COMMERCIAL ROAD, PADDOCK WOOD**

CLLRS PRESENT: Cllr. C. Williams in the Chair

Cllrs. T. Bisdée, D. Kent, A Mackie, R. Moon, M. Ridger, D.
Sargison

ALSO PRESENT: K. Bell (Locum)

C. Williams opened the meeting and welcomed all present including K. Bell the locum.

PE37 Apologies for Absences: There were none

PE38 Declarations of Interests: There were none

PE39 Minutes of the Meeting held on 06 September 2021: Following a discussion,
it was:

RESOLVED: That the minutes be approved as a correct record of the
proceedings. **Unanimous**

PE40 PLANNING APPLICATIONS FOR CONSIDERATION: The following planning
applications were considered

21/02722/FULL Variation of condition 2 (Approved Plans): Condition 3
(External Materials of 20/01764/FULL – Change of
materials to Monarch Red Multistock brick to better suit the
existing brickwork; change of cladding to grey wood effect
shiplapped board to better suit a residential building;
Removal of the triangular bay windows and alteration to
window sizes and casements to comply with Building
Regulations at Garages between 108 – 110 Ringden
Avenue, Paddock Wood, Tonbridge, Kent.

It was proposed by M. Ridger, seconded by C. Williams
and:

Signed Committee Chairman:

Date:

***These minutes are not a verbatim record of the meeting, but a summary of
discussion and decisions taken at the meeting***

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RESOLVED: To comment as follows to TWBC

OBJECTION on the following grounds

- The detail provided in respect of conditions 2 and 3 of 20/01764/FULL did not fully address the concerns of PWTC.
- The proposed use of grey shiplapped board would not be in keeping with existing residential development and PWTC would prefer white shiplapped board to be used. **Unanimous**

21/01862/FULL

The construction of 60 no dwellings, associated infrastructure and landscaping (as an additional parcel of development to that approved under 14/504140/HYBRID) at Church Farm and Land Church Road, Paddock Wood, Tonbridge, Kent

It was noted that on 16 August 2021, the committees' recommendations were as follows

OBJECTION

1. Inadequate flood risk assessment
2. Concerns regarding hydraulic modelling on this site
3. Increased risk of foul water flooding in the area
4. Southern Water has identified that houses should not be built within 500m of a sewage treatment works and this is within 150m
5. This addition to the DLP should not be considered ahead of a decision on the DLP to ensure that appropriate infrastructure is in place The CPRE suggests inclusion of more densely built housing, but this is a flood plain which should have less densely packed housing number)

It was also noted that whilst supplementary documentation had been submitted by the Planning Applicant to TWBC, it did not fully address PWTCs concerns. Following a discussion, it was proposed by C. Williams, seconded by D. Kent and:

Signed Committee Chairman:

Date:

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DRAFT -50-

RESOLVED: To comment as follows to TWBC

OBJECTION on the following grounds

- The concerns previously raised by PWTC would be reiterated.
- PWTC insisted on being provided with a copy of the hydraulic modelling information
- Insufficient information had been provided in respect of the treatment and disposal of foul water. TWBC should request an independent assessment of foul water issues.
- Given the close proximity of the proposed development to the railway line, the views of British Rail should be sought regarding the installation of a sufficiently high embankment. **Unanimous**

21/03027/FULL

Two storey side and single storey rear extensions to existing dwelling at 20 Granary, Paddock Wood, TN12 6HJ. Following a discussion, it was proposed by C. Williams, seconded by A. Mackie and:

RESOLVED: To comment as follows to TWBC

NO OBJECTION subject to the provision of an acceptable surface water management plan.

Unanimous

PE41 MATTERS FOR FURTHER DISCUSSION

The Pantry, Commercial Road, Paddock Wood

Whilst the new business was welcomed to Commercial Road, it was unclear whether it had permission to operate as a food take away establishment. An enquiry had therefore been referred to TWBC Planners. It was noted that parking problems generated at peak times had been referred to KHS.

Affordable Homes, Hop Pocket Lane, Paddock Wood. Councillors requested that this be an agenda item for the next meeting of the P & E Committee. It was requested that the associated report which had been prepared for TWBC's Cabinet Meeting on 23 September 2021 be copied for members.

PE42 Date and Time of Next Meeting: Confirmed as 04 October 2021 at 7.45 p.m.

Signed Committee Chairman:

Date:

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