

**PADDOCK WOOD TOWN COUNCIL**  
**The Podmore Building, St Andrews Field, St Andrews Road**  
**Paddock Wood, Kent, TN12 6HT**  
**Telephone: 01892 837373**  
**[paddockwood-tc.gov.uk](http://paddockwood-tc.gov.uk)**

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**NOTICE OF A MEETING OF the Planning and Environment Committee to be held on Monday 7<sup>th</sup> March 2022 at 7.45 pm at the Day Centre Commercial Road**

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**APOLOGIES**

**PE94 DECLARATIONS OF INTEREST.**

**PE95 APPROVAL OF MINUTES OF PREVIOUS MEETING**

To APPROVE the minutes of the meeting held on 21<sup>st</sup> February 2022

**P96 PLANNING APPLICATIONS FOR CONSIDERATION**

Application details can be found at [twbcpa.midkent.gov.uk/online-applications/](http://twbcpa.midkent.gov.uk/online-applications/) Paste the numerical part of the application number eg: 20/12345 into the search box and the application will come up

<b>Application</b>	<b>Address</b>	<b>Proposal</b>
a) 22/00445/FULL	British Car Auctions Eldon Way Paddock Wood Tonbridge Kent TN12 6BE	Variation of Condition 6 of 16/500798/FULL - Changes to opening hours
b))22/00248/FULL	17 Ashcroft Road Paddock Wood Tonbridge Kent TN12 6LQ	Erection of single storey rear extension, demolition of the outbuilding and raising the height of the garage roof
c) 22/00299/FULL	Lake House Knowle Lane Brenchley Tonbridge Kent TN12 7BQ	Retention of existing driveway and access onto Knowle Road (retrospective)
d)22/00312/SUB	Church Farm And Land Church Road Paddock Wood Tonbridge Kent	Submission of Details in Relation to Condition 16 (Surface Water Drainage Verification Report) of 14/504140/HYBRID)
e) 22/00172/FULL	11 The Violets Paddock Wood Tonbridge Kent TN12 6BH	Dormer roof extension to the principal elevation and new open porch roof to principal entrance. Proposals also include relocation of first floor rear elevation windows due to proposed changes to internal layout on first floor and loft floor

**PE97 CHAIRMANS REPORT**

**PE98 HIGHWAYS IMPROVEMENT PLAN**

Project for submission to KCC to be agreed.

**PE99 TWBC DRAFT LOCAL PLAN HEARINGS**

Update to be provided.

**PE100 DECISIONS BY TUNBRIDGE WELLS BOROUGH COUNCIL**

<b>Application</b>	<b>Address and details of proposals</b>	<b>TWBC decision</b>	<b>Town Council Comments</b>
21/03965/FULL	Proposed vehicular access onto Pearson's Green Road; modification of existing pedestrian way (part retrospective)   2 Pearsons Green Cottages Pearsons Green Road Brenchley Tonbridge Kent, TN12 7DE	permitted	Object on the grounds that the driveway as installed is resulting in surface water flooding of the adjacent property
21/04024/LBC	Listed Building Consent: Replace seven double-glazed windows with seven new 24mm double-glazed windows and new frames; replace existing 'stable type' door and frame to the rear of the property   Hawthorns Pearsons Green Road Brenchley Tonbridge TN12 7DH	Application withdrawn	
21/04081/TPO	TREES: LONDON PLANE (T1) - fell and re-plant with standard Prunus pandora; LONDON PLANE (T2) - fell and re-plant with standard Prunus pandora   17 Eldon Way Paddock Wood Tonbridge TN12 6BE	Refused	Object to the removal of the mature trees and their replacement with ornamental varieties and suggest that the trees should be pollarded as has evidently been done before and repairs should be made to the surrounding hard landscaping that facilitates rainwater getting down to the tree roots
21/04021/FULL	Ground floor rear infill extension, first floor rear extension, loft conversion with two front dormers and one rear dormer; Internal remodel to suit the proposed changes.   Stace House Maidstone Road Paddock Wood Tonbridge Kent TN12 6EA	Permitted	object on the grounds that: The proposal will result in a 3 storey building, overly dominant on the surround dwellings which will also be overlooked. The area is already subject to significant problems with surface water flooding which has been exacerbated by recent infill developments, hard landscaping and property extensions in the immediate area
21/03297/FULL	Conversion of three existing outbuildings to dwellings with associated amenity space, parking and biodiversity enhancements   Fairfield Old Hay Brenchley Tonbridge Kent TN12 7DG	permitted	object on the following grounds The location is unsustainable as future residents will be dependent upon the use of the private car due to the rural location. The area is subject to surface water flooding. The ecology report appears inaccurate as it mentions the presence of numbers of bats but has not identified roosting areas so cannot demonstrate that these are not in

			the buildings earmarked for redevelopment.
21/03096/SUB	Submission of Details in relation to Condition 15 (Surface Water Management Plan) of 14/504140/HYBRID.   Church Farm And Land Church Road Paddock Wood Tonbridge Kent	permitted	Three substantial objections including specific critique of SUDS scheme.
21/02666/OUT	Outline (All Matters Reserved) - Demolition of detached garage; erection of 1no. dwelling; new access track and parking; landscaping   66 Church Road Paddock Wood Tonbridge Kent TN12 6HF	permitted	object on the grounds that It is an overintensive development of the site The access on the bend is hazardous There is no access to the bungalow or refuse vehicles or emergency services
21/02815/OUT	Outline (Access not reserved) - Erection of 5 no dwelling houses comprising 2 no three-bedroom units and 3 no two-bedroom units, including access   Land Adjacent To Elm Tree Mile Oak Road Paddock Wood Tonbridge Kent	refused	object on the following grounds The development is outside the limits to built development and adversely affects the rural landscape and causes harm to the character of the surrounding countryside. The location is unsustainable with no footway or street lighting along the route to Paddock Wood on a fast road with national speed limit applying. Residents would therefore be dependent on the private car to access local services. The form of development proposed is suburban in character and conflicts with the rural character of other properties in this area. The egress opposite the junction of Pearsons green road and adjacent to Church Road is dangerous due to poor visibility and speed of vehicles using Queen Street. The area is subject to frequent surface water flooding including in residential properties in nearby Catts Place. A FRA should therefore be requested and SUDS should be required as a condition of any permission if granted
21/03681/FULL	Development of the site to provide 16 residential units, associated parking, landscaping and play space   Land And Open Space Goldings Paddock Wood Tonbridge Kent	Refused	object on the following grounds: The egress onto Badsell road has poor visibility and is therefore a hazard both to people leaving the development and vehicles travelling along Badsell Road The application and the comments from the parking officer acknowledge that there is

		<p>insufficient parking provided for the number of dwellings. In addition to this the proposal will result in the loss of an area of open grass space that is currently used as parking by residents of the flats in the Goldings. The parking officer acknowledges that the area of the Goldings and Ringden Avenue already has insufficient parking for residents and this has been exacerbated by the loss of garage areas which have been given over to further development. The Council agrees with this assessment. This area already suffers from regular foul drainage overflows in houses and the street and it is not clear how the outflows from such a sizeable development can be accommodated . No modelling has been provided by Southern Water to indicate that this can be added to the system at the same point as the large development at Mascalls Farm without increasing the number of overflows. Paddock Wood is an area of critical drainage and as such the building over of green space and removal of mature trees at this location is not acceptable. Loss of amenity space and play space for children</p>
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**PE101 DATE OF NEXT MEETING**

The next meeting will take place at 7.00 pm on Monday 21<sup>st</sup> of March ,2022 in the Winter Hall, St Andrews Church, Maidstone Road.

Claire Reilly

Deputy Clerk to the Council  
1<sup>st</sup> March , 2022