PADDOCK WOOD TOWN COUNCIL

**The Podmore Building, St Andrews Field, St Andrews Road**

#### Paddock Wood, Kent, TN12 6HT

**Telephone: 01892 837373**

**www.paddockwoodtc.kentparishes.gov.uk**

**MINUTES of the Planning and Environment Committee meeting held on Monday 1st of August 2022 at 7.45 pm at the Day Centre Commercial Road**

PRESENT: Cllr C Williams, Cllr A Mackie, Cllr D Sargison, Cllr D Kent, Cllr M Ridger

IN ATTENDANCE: Mrs. C Reilly

APOLOGIES Cllr T Bisdee

**PE15 DECLARATIONS OF INTEREST.**

None

**PE16 APPROVAL OF MINUTES OF PREVIOUS MEETING**

To APPROVE the minutes of the meeting held on 18th of July 2022. These were approved with the addition of the Appendix giving details of the response to PE13 e) and signed by the Chairman.

**PE17 PLANNING APPLICATIONS FOR CONSIDERATION**

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| **Application** | **Address and proposal** | **Comments** |
| a)22/02005/FULL | Land And Open Space Goldings Paddock Wood Tonbridge Kent TN12 6EQ. Proposed development comprising 14 residential units (Use Class C3), new access/egress from Badsell Road, car parking, cycle parking, landscaping, and associated works | Cllr C Williams proposed, and Cllr D Kent seconded that the Council object to the application on the following grounds  No Surface Water Management plan has been provided as per the comments from KCC as the lead Flood Risk Authority. This area is already subject to surface water flooding and this development will worsen the situation.  At a recent meeting that the Town Council attended with all primary stakeholders regarding surface water drainage in Paddock Wood the representative from the UMIDB stated that the main flood risk to residential property in Paddock Wood comes from infill development. This is an example of such infill development increasing such flood risk. The Council are concerned that TWBC see infill developments as adding to housing supply without considering the cumulative impact of them on an already strained infrastructure, such as the insufficient foul drainage capacity in the immediate area. The recent works by Southern Water to increase capacity were to address the flows from the Mascalls Farm site and ground floor properties in the adjacent Goldings already experience sewage overflows when there is wet weather.  Removal of mature trees that provided habitat and absorb water from the site.  Loss of hedgerows and trees that provide habitat and wildlife corridors linking the nearby Foalhurst Wood Nature Reserve with both Whetsted Woods and the Memorial Ground Allotments and recreation field.  No bat survey has been undertaken, the submitted desk top survey is inadequate to address this. The mature trees provided bat roosting sites and should be protected.  Loss of parking, the site is currently used as parking for local residents following the loss of the garage blocks and parking on the nearby Town and Country Housing sites which were sold for development.  Loss of residential amenity. The residents of the houses and flats in the Goldings use this area as their outdoor recreation space and this will be lost leaving children no area to play.  Entrance and egress directly opposite the Foalhurst Wood LNR car park and Badsell Road allotments does not take into account in the design the danger of vehicles leaving both sites on a narrow stretch of road where vehicles pick up speed leaving the town, not does it consider the safety of pedestrians crossing to the allotments and LNR from their houses in the Goldings and Ringden Avenue. |
| b)22/02074/LBC | Hawthorns Pearsons Green Road Brenchley Tonbridge Kent TN12 7DH. Listed Building Consent - Replacement of seven existing double-glazed windows with new single glazed windows and new frames. Replacement of an existing stable door type door and frame to the rear of the property | Cllr C Williams proposed, and Cllr D Kent seconded that the Council have no objection subject to  Works meeting the requirements of the Listed Building Regulations as determined by the planning department. Unanimous |
| c) 22/01662/FULL | 23 Maidstone Road Paddock Wood Tonbridge Kent TN12 6DE. Creation of dropped kerb and driveway | Cllr M Ridger proposed, and Cllr A Mackie seconded that the Council have no objection to the application subject to the paving laid being porous and the replacement of the tree that is to be removed elsewhere on the plot in order to absorb surface water. Unanimous |

**PE18 DECISIONS BY TUNBRIDGE WELLS BOROUGH COUNCIL**

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| **Application** | **Address and details of proposals** | **TWBC decision** | **Town Council Comments** |
| a)22/01338/FULL | Erection of 4-bedroom detached house Land To West Of 21 Eastwell Close Paddock Wood Tonbridge Kent TN12 6UH | permitted | Object to the application on the following grounds  Parts of the site are in flood zones 2 and 3 and the entire site is adjacent to the common watercourse Gravelley Ways that frequently over tops. Local residents already undertake culvert and stream clearance of this watercourse on a regular basis in addition to that carried out by the UMIDB in order to prevent flooding of properties (gardens and garages are frequently flooded) Building on the space will eliminated the spaces role in reducing surface water run off, as will removal of any of the trees. In the event dead trees are removed they should be replaced with similar species to maintain the absorption of surface water. The location of the proposed new dwelling on a bend is hazardous to vehicle and pedestrian safety. The Council suggests that the original developer left this area open in light of the flooding issues at this location. UMIDB should be consulted on this application as they require access to the watercourse and their bylaws require a specific distance between any development and the edge of their drainage assets |
| b)22/01180/FULL | Extension of existing driveway and widening of driveway opening, including new bin store, drop kerb and relocation of existing lamp post. | 3 Blackberry Way Paddock Wood Tonbridge Kent TN12 6BP | Permitted | No objection subject to the driveway surface being permeable and not tarmac as described in the application. Changes in legislation permit hard surfacing of more than 5 square metres of domestic front gardens only where the surface in question is rendered permeable |
| c)22/00445/FULL | Variation of Condition 6 of 16/500798/FULL - Changes to opening hours to 07:00am - 20:00pm Monday to Friday; 07:00am - 19:00pm on Saturdays; and not at any time on Sundays and Bank Holidays. | British Car Auctions Eldon Way Paddock Wood Tonbridge Kent TN12 6BE | Permitted | Extensive objection |
| d)21/00665/FULL | Redevelopment of land for a mixed-use development incorporating 14no. residential apartments (Use Class C3), office use (Use Class E), and flexible uses including office/community use (Use Classes E/F1.2/F.2) with associated access and parking. | Land Rear Of 7 - 9 Station Road Paddock Wood Tonbridge Kent | Permitted | Extensive objection |
| e)22/00999/FULL | Replacement of roof, doors and windows of existing conservatory at rear of the property | 57 Allington Road Paddock Wood Tonbridge Kent TN12 6AP | Permitted | No objection |
| f)22/00928/FULL | Single storey rear extension to replace conservatory | 33 Clover Way Paddock Wood Tonbridge Kent TN12 6BQ | Permitted | No objection subject to adequate provision being made for additional surface water |
| g)22/01339/FULL | Removal of existing mono-pitch roof, addition of second storey extension with dual pitch roof | 39 Newton Gardens Paddock Wood Tonbridge Kent TN12 6AJ | Permitted | No objection |
| h)22/01059/FULL | Erection of six new dwellings in a terrace of three units with associated car parking spaces | 32 Old Kent Road Paddock Wood Tonbridge TN12 6JD | Permitted | Object to the application on the grounds that: The development of the site is over intensive. The high roofline will deprive adjacent properties of light and result in overlooking. The operation of the adjacent assisted living facility will be compromised with loss of parking and no access for emergency vehicles |

These were noted. Members expressed disappointment that information regarding building in flood zones was not being given sufficient weight by the Local Planning Authority.

**PE19 CHAIRMANS REPORT**

Draft Local Plan Hearings –There was no further news from the Inspector and he had decided not to use any of the additional days that had been set aside in case required.

**PE7 DATE OF NEXT MEETING**

The next meeting will take place at 7.00 pm on Monday 20th of June at in the Day Centre, Commercial Road, Paddock Wood.

**PE20 DATE OF NEXT MEETING**

The next meeting will take place at 7.00 pm on Monday 15th of August at in the Day Centre, Commercial Road, Paddock Wood.

Meeting closed at 8.50 pm