

**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**

**MINUTES of the Planning Committee held on Monday 4<sup>th</sup> December 2023 at 7:45pm at the Day Centre Commercial Road**

**PRESENT:** Cllr C Williams (in the chair)  
D Kent, A Mackie, D Sargison

**IN ATTENDANCE:** E Small, Deputy Clerk  
Cllr Thomas Mobbs

**APOLOGIES:** Cllr D Dray  
Cllr N Maari

**PE78 DECLARATIONS OF INTEREST:** None

**PE79 APPROVAL OF MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on Monday 20<sup>th</sup> November 2023 at 7pm were APPROVED.

**PE80 LOCAL PLAN**

- a) Troy Hayes approved to represent PWTC at the Local Plan consultations. Large area of concern was the growth in future flooding risk. Some documents the members would like to focus on are the following:
- PS\_042 River Medway and River Teise updated climate change Flood Zone modelling and mapping (PDF file) 1.8 MB
  - PS\_043 Paddock Wood Streams updated present day and climate change Flood Zone modelling and mapping (PDF file) 3.3 MB
  - PS\_044 Updated present day and climate change Flood Zone mapping (PDF file) 7.5 MB
  - PS\_045 Employment Land Provision at Paddock Wood (PDF file) 1.1 MB
  - PS\_046 Paddock Wood Strategic Sites Master Planning Addendum (PDF file) 1.6 MB

Members recommend a meeting to be organised with Troy Hayes, prior to the next consultation on Wednesday 13<sup>th</sup> December 2023.

- b) A reminder that once the Local Plan is adopted, PWTC will have six months to review and amend the Neighbourhood Plan. Reference Point 1.19. Members suggest PWTC ask Troy Hayes on advice with this and how the Local Plan needs to be taking this into account.
- c) Consider future Section 106 projects. Some examples:
- Update the skate park.
  - Update all sports pavilions.
  - New outdoor gym on Memorial Field

Signed Committee Chairman:

Date:

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- Plant more trees
- Maintenance of Orchard Field in Foul Hurst Wood
- More wildflower areas
- Looking at purchasing or adding TPO's to Bluebell Woods (small woodland area by Church Farm Development)

### PE81 PLANNING APPLICATIONS FOR CONSIDERATION

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

Application	Address	Proposal	Comments
23/03139/FULL	23 Utah Road Paddock Wood Tonbridge Kent TN12 6FX	Proposed single storey rear extension with rooflight	Cllr Williams proposed, Cllr D Kent seconded:  OBJECT, Over intensive for the plot. As a new build property in a substantial development, it seems an unnecessary addition. If suitable, the developers would have included this within the original design.  CARRIED unanimously
23/03128/FULL	Longbrooks Oast Knowle Road Brenchley Tonbridge Kent TN12 7DJ	Demolition of barn (which benefits from prior approval for conversion to four dwellings) and replacement with a single detached dwelling	Cllr Williams proposed, Cllr D Sargison seconded:  OBJECT, On grounds of lack of information. No documentation on how the surface water will be managed. No documentation on the sewage management. There is a mention of sustainable drainage but no information on what this is. If the application is approved, members determined a condition should outline that the garages not be altered for residential use, in the future.  CARRIED unanimously

Signed Committee Chairman:

Date:

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**PE82 SUBMISSIONS ON PLANNING APPLICATIONS**

Submissions of details relating to Conditions placed on applications. For information purposes only

<b>Application</b>	<b>Address</b>	<b>Details</b>
23/03069/SUB	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	Submission of Details in relation to Condition 5 - (Contamination Closure Report Details) of 9/02533/FULL – Environmental Protection Comment
23/03068/SUB	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	Submission of Details in relation to Condition 17 - (renewable energy details), Condition 18 (air pollution details) of 19/03349/FULL
23/03017/SUB	Church Farm And Land Church Road Paddock Wood Tonbridge Kent	Submission of Details in relation to Conditions 10 - (External Materials), 12 - (Details of Architectural Features) and 13 - (Details of Finished Ground Floor Levels) of 22/03650/FULL

PWTC still have flooding concerns with 23/03017/SUB of 22/03650/FULL (Church Farm). PWTC are not satisfied that the water flow will not affect the railway embankment, therefore effecting surrounding residents. Potentially relook at the Upper Medway Drainage Water Scheme who suggested increasing the size of the culvert under the railway.

**PE83 DECISIONS BY TWBC**

<b>Application</b>	<b>Address</b>	<b>TWBC Decision</b>	<b>PWTC Comments</b>
23/02531/FULL	Mile Oak Stables Mile Oak Road Paddock Wood Tonbridge Kent TN12 6NG –  Change of use of the land for the stationing of 5 additional holiday lodges for seasonal accommodation. Siting of mobile shower / toilet block, and relocation of waste tank. Associated hard and soft landscaping.	Permitted	Object
23/02528/FULL	Orchard Place Farm Pearsons Green Road Paddock Wood Tonbridge Kent TN12 6NY –  Construction of 2 no holiday let log cabins to be used in association with the existing fishery	Permitted	No Objection

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23/02222/FULL	The Farmyard Pearsons Green Road Brenchley Tonbridge Kent TN12 7DE –  First floor sun room extension	Permitted	No Objection
23/01819/SUB	Church Farm And Land Church Road Paddock Wood Tonbridge Kent –  Submission of Details in relation to Condition 9 - (Arboricultural Method Statement details); Condition 15 - (Energy Efficiency Measures details); Condition 17 - (External Lighting details); Condition 22 - (Enhancement of Biodiversity details); Condition 23 - (Ecological Mitigation details); Condition 25 - (CPTED details); Condition 29 - (Water Conservation details); Condition 30 - (Telecommunication Infrastructure details); Condition 32 - (Archaeological details) of 22/03650/FULL	Permitted	Submission – No Comment

#### **PE84 NATIONAL HIGHWAY & TRANSPORT SURVEY 2023-2024**

Document link: <https://letstalk.kent.gov.uk/national-highways-and-transport-2023-24>.

Members determined PWTC should submit a response. The closing date for this is the 24<sup>th</sup> February 2024, so the committee will look at the questionnaire, on Monday 2<sup>nd</sup> January 2024 Planning Meeting and create a draft response.

#### **PE85 KENT POLICE & CRIME COMMISSIONERS AUTUMN NEWSLETTER 2023**

#### **PE86 DATE OF NEXT MEETING**

The next meeting will take place at 7pm on Monday 18<sup>th</sup> December in the Day Centre, Commercial Road, Paddock Wood

Signed Committee Chairman:

Date:

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