

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 Committee held on Monday 1st July 2024 at 7.45pm
at the Day Centre Commercial Road**

PRESENT: Cllr C Williams (in the chair)
Cllr D Dray, A Mackie, R Moon, D Sargison

IN ATTENDANCE: E Small, Deputy Clerk
Cllr D Kent

APOLOGIES: None

PE16 DECLARATIONS OF INTEREST: None

PE17 APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on Monday 17th June 2024 at 7pm were APPROVED.

PE18 PLANNING APPLICATIONS FOR CONSIDERATION

Application details can be found at 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
24/01353/ FULL	10 Northdown Close Paddock Wood Tonbridge Kent TN12 6UN	Two-storey rear & first- floor side extensions	<p><i>Suspended standing order for residents to speak</i></p> <p>Concerned residents, Mr and Mrs Elliot explained they have submitted a comment on the TWBC portal to refer too, but in summary:</p> <ul style="list-style-type: none"> • Concerned the application is an overdevelopment of the site, hugely overlooking their property with 13.5m from ground floor extension to their property and 15m from the first-floor extension to their property. • It is another affordable property taken from the market as it goes from a 3-5 bedroom property. • The environmental Agency report clearly states the application should be refused on the grounds of the property sitting in flood zone 3, with no flood risk assessments

Signed Committee Chairman:

Date:

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			<p><i>Standing orders reinstated</i></p> <p>Cllr C Williams proposed, Cllr A Mackie seconded:</p> <p>Object on the following grounds:</p> <ul style="list-style-type: none"> • The property is in flood zone 3. The National Planning Policy Framework (paragraph 173, footnote 59) states that a Flood Risk Assessment must be submitted when development is proposed in this flood zone. As there is not one and the NPPF states in point 165 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)'. This reason alone is sufficient for refusing planning permission. Please also refer to the environment Agency report who echo the same concern. • Overdevelopment of the site. The application proposal is a large addition to a small plot that is surrounded on both sides and the rear of the plot. The proposed extensions may affect all neighbouring properties lighting throughout the day as well as creating some concerns with overlooking, especially into the rear property's windows due to the proximity of the proposed development. • The tree in the neighbouring property may be affected by the build as the application is to go right to the boundary. Can TWBC Tree Office advice on this? • There is no information on how the applicants plan on protecting the current wastewater which will appear to reside under the proposed ground floor extension. • The proposed development will be out of keeping with the properties in this area • With the growth of the property, has the need for additional parking been considered? <p>Carried unanimously.</p> <p>Committee members request the application be called in if necessary.</p>
24/01522/ FULL	12 Sword Street, Paddock Wood,	Erection of conservatory	Cllr C Williams proposed, Cllr R Moon seconded:

Signed Committee Chairman:

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	Tonbridge, Kent, TN12 6FW		No Objection. Carried unanimously
24/01426/ FULL	11 Morgan Way Paddock Wood Tonbridge Kent TN12 6FS	Single storey rear extension	Cllr C Williams proposed, Cllr D Dray seconded: No Objection, subject to the management of surface water being in place. CARRIED 3 in favour, 2 against.
24/01530/ TPO	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	Trees: 3x DEAD ASPEN (within G29) - Remove; DEAD WILLOW (75) -Remove; DEAD ASH (18) - Remove	Cllr C Williams proposed, Cllr D Sargison seconded: Object on the grounds that there is no tree surgeon report to confirm these trees are dead. There are also no photos to refer too. Overall, this is a very basic submission. Town Council recommend the TWBC tree officer inspect the trees. Unsure why the 5 trees being removed are only being replaced with 4. Can this be explained? If permitted, will the replacement trees have TPOS on them? Carried unanimously

PE19 DECISIONS BY TWBC

Application	Address	TWBC Decision	PWTC Comments
24/01061/FULL	Natwest, Station Road, Paddock Wood, Tonbridge, Kent, TN12 6EP – Removal of all external signage & ATM, infill with brickwork matching existing	Permitted	No Objection
24/01019/SUB	Orchard Place Farm Pearsons Green Road Paddock Wood Tonbridge Kent TN12 6NY – Submission of Details in Relation to Condition 7 - (External lighting); Condition 9 - (Foul sewage treatment); Condition 10 - (Storage and screening of refuse); Condition 11 - (Biodiversity enhancement) of 23/02528/FULL	Permitted	Objection
24/01050/LAWPRO	6 New Road Paddock Wood Tonbridge Kent TN12 6HP – Certificate of Lawful Development (Proposed) - Erection of single storey flat roof rear extension incorporating existing single storey projection	Refused	No Objection
24/01156/SUB	The Farmyard Pearsons Green Road Brenchley Tonbridge Kent TN12 7DE –	Permitted	No Objection

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	Submission of Details in Relation to Condition 3 - (External Materials) of 23/02222/FULL		
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PE20 PREVIOUSLY PERMITTED APPLICATIONS

Below are 5 of the most recently permitted applications, where the Town Council have objected. Please look at the delegated report in the document section of the online portal to see what was said with regards to Town Councils objections.

1. 24/01019/SUB – Orchard Place Farm
2. 24/00741/FULL – 11 Clover Way
3. 24/00770/FULL – Anderina, Queen Street
4. 24/00341/FULL – Land East Side of Willow Lane
5. 24/00057/FULL – Lucks Lakes, Lucks Lane

TWBC planning officers have previously suggested they would be happy to meet with Paddock Wood Planning Committee to discuss applications with committee members. In which case PWTC will invite the planning officers to attend and help committee members in understanding the Borough Councils responses to town councils objections.

PE21 CHAIRMANS UPDATE

The first part of The Local Plan Hearings took place on 18th, 19th, and 20th of June. A lot of information and discussions took place, with consultant Troy Hayes speaking on the Town Councils behalf. The hearings were videoed and can be found on TWBC website to rewatch.

The final hearing stage dates are 16th, 17th and 18th of July. Cllr C Williams will be able to attend to assist Troy Hayes. Cllr Moon and Cllr Hamilton are also registering to speak.

PE22 DATE OF NEXT MEETING

The next meeting will take place at 7pm on Monday 15th July 2024 in the Day Centre, Commercial Road, Paddock Wood

Meeting closed at 21:15pm

Signed Committee Chairman:

Date:

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