

PADDOCK WOOD TOWN COUNCIL
The Podmore Building, St Andrews Field, St Andrews Road
Paddock Wood, Kent, TN12 6HT
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MINUTES OF A MEETING of the Planning Committee held on Monday 1st
September 2025 at 7:45pm at the Day Centre Commercial Road

PRESENT: Cllr C Williams, in the chair
Cllr K Braakensiek, A Mackie, R Moon

APOLOGIES: Cllr D Sargison

PE41 DECLARATIONS OF INTEREST: None

PE42 APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on Monday 18th August 2025 were approved.

PE43 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
25/01876/ EIASCO	Badsell Farm, Badsell Road, Five Oak Green, Tonbridge, Kent,	EIA Scoping Opinion: Proposed development of up to 520 residential dwellings, a local centre, sports provision, play space, together with associated drainage, landscaping and highways work.	<p>Cllr C Williams opened comments. The Town Council had a meeting with Dandara in July to hear of their plans, prior to the scoping or full application. The Town Council expressed the concerns of this development affecting flooding, sewage issues, traffic, location of the proposed local centre and the public Rights of way and BNG.</p> <p>Residents' comments:</p> <ol style="list-style-type: none"> 1. <ul style="list-style-type: none"> Concerns on what will happen to the boundary hedges and mature trees. Could a TPO help protect the trees from the developers? Wildlife & habitat – Can the town council look into obtaining an independent survey? What street lighting mitigations will be in place for the wildlife such as bats in this area. Could Whested woods be purchased by the town council in order to protect it.

Signed Committee Chairman:

Date:

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		<ul style="list-style-type: none"> • <i>Public information like this usually has to meet a standard of reading principle. Does this include planning applications?</i> <p>2.</p> <ul style="list-style-type: none"> • <i>Lives on Badsell Road, next to the proposed development.</i> • <i>Flooding is already a major issue that affects my property. Our plot will flood roughly twice every winter.</i> • <i>Traffic on the road is already grid lock in the morning and afternoon, making it near on impossible to pull out of my drive. This will only get worse with the development.</i> • <i>There is no pedestrian access on Badsell Road, with more residents needing access, this will become more dangerous</i> • <i>The ample wildlife and nature in the area will disappear.</i> <p>3.</p> <ul style="list-style-type: none"> • <i>The area is a regularly used dog walking area. This will affect peoples well being and force dog walkers to use the playing fields which already is affected by dog fouling. This causes lots of issues for the sports teams playing on these fields.</i> • <i>With the current 3 developments in Paddock Wood, I have noticed a lot more foxes in our urban areas such as our gardens. This will only get worse with the suggested development as their habitats are being removed.</i> • <i>Traffic is already an issue for the town with chronic standstill in the Badsell Road area, this will only get worse with the further cars the development will bring. Causing more exhaust fumes</i> • <i>Flooding issues in this area already. Further development will intensify the flooding</i> <p>Cllrs further discussed the application further.</p> <p>Cllr C Williams proposed, Cllr R Moon seconded:</p> <p><i>This application raises significant and unresolved concerns, particularly regarding</i></p>
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			<p><i>flooding, infrastructure pressure, and the overall necessity of developing this specific site.</i></p> <ul style="list-style-type: none"> <i>• The National Planning Policy Framework (NPPF) is clear that development should not occur in Flood Zones 2 and 3 unless there is an overriding need. With over 1,900 other proposed dwellings in Paddock Wood, the necessity of this particular site is highly questionable.</i> <i>• The flood risk has been seriously underrepresented in the planning documents, with only a brief paragraph addressing a matter that is of critical importance to the town. Flooding on this site is not isolated — it is directly affected by water flow and surface runoff from surrounding areas.</i> <i>• Existing issues such as burst water mains and limited access to fresh water already strain local utilities. Additional development will only exacerbate these problems.</i> <i>• Infrastructure commitments made during previous developments in the town remain unmet. Before any new development is approved, promised infrastructure improvements must be delivered.</i> <i>• There are ongoing concerns regarding noise, vibration, and air pollution, all of which would increase significantly with this development — further diminishing residents' quality of life.</i> <i>• Residents, particularly those living on Allington Road with rear access to the site, will need clear answers about how their rear access will be impacted.</i> <i>• There is a growing lack of trust that Tunbridge Wells Borough Council (TWBC) is giving proper weight to residents' concerns, especially when under pressure to meet housing quotas.</i> <i>• The long-term protection of local natural assets, such as Whested Woods, has not been guaranteed. This must be addressed clearly within the application.</i> <i>• Additionally, there is scepticism about the delivery of promised affordable housing, a recurring issue in similar past developments.</i>
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			<ul style="list-style-type: none"> <i>The cumulative impact on the town centre, public services, and community cohesion must be carefully considered. Development without simultaneous investment in infrastructure is unsustainable and irresponsible.</i> <p><i>Given the above points, the Town Council objects. It is essential that this application (when fully submitted) be reconsidered or refused until these matters are fully addressed in line with national and local planning policy.</i></p> <p>Carried unanimously.</p>
25/01705/ FULL	Five Furlongs Country Park, Queen Street, Paddock Wood, Tonbridge, Kent, TN12 6NX	Change of use of land to form extension to existing caravan park for five additional caravans, including extended internal roadway and replacement boundary fencing.	<p>Cllr C Williams proposed, Cllr K Braakensiek seconded:</p> <p><i>Object on several reasons:</i></p> <ul style="list-style-type: none"> <i>Loss of valuable amenity space currently used by park home residents, which serves as their only accessible outdoor area.</i> <i>The site lies within Flood Zones 2 and 3. Increasing the number of properties intensifies land use and heightens the risk of flooding. Makes the site over intensive.</i> <i>The application provides no details on drainage strategy. Without proper measures, there is a potential risk of foul water contaminating the local watercourse.</i> <p>Carried unanimously.</p>
25/01839/ FULL	15 Joy Drive, Paddock Wood, Tonbridge, Kent, TN12 6GU	(Retrospective) raised rear terrace with one recessed step, associated surface-water drainage, timber trellis to both side boundaries & the rear boundary.	<p>Cllr C Williams proposed, Cllr A Mackie seconded:</p> <p><i>Whilst the Town Council understands works may have been needed to deal with drainage issues in this area, we object to laying nonporous porcelain tiles to the entirety of the garden which may cause a threat of surface water flooding to the surrounding neighbours properties.</i></p> <p>Carried unanimously.</p>
25/01932/ FULL	Wheatfield House, 7 Church Road, Paddock Wood, Tonbridge, Kent,	Change of use of former Red Cross Training Centre (Class F1) to Commercial, Business and Services Use (Class	<p>Cllr R Moon proposed, Cllr A Mackie seconded:</p> <p><i>No objection</i></p> <p>Carried unanimously.</p>

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		E) with associated alterations	
25/01682/ TPO	Land At Mascalls Farm (Fol Hurst Green) Badsell Road Paddock Wood Tonbridge Kent TN12 6LP	Trees: ASH (T18) Fell; GOAT WILLOW (T71) Fell; 5no. ASPEN (236,237,238,239,240) - Fell	Cllr C Williams proposed, Cllr A Mackie seconded: <i>Object, due to the absence of a report from the Borough's tree officer justifying the removal of these trees. Several TPO-protected trees have already been removed from this development, and we urge the developers to preserve as many remaining trees as possible.</i> Carried unanimously.

PE44 DECISIONS BY TWBC

Application	Address	TWBC Decision	PWTC Comments
25/01206/FULL	6 Kent Close, Paddock Wood, Tonbridge, Kent, TN12 6JG – <i>Proposed crossover & driveway</i>	Granted	N/A
25/01509/FULL	2 Eastwell Close Paddock Wood Tonbridge Kent TN12 6UH – <i>Proposed front & side single storey extensions</i>	Granted	No Objection
25/01428/FULL	25 Eastwell Close Paddock Wood Tonbridge Kent TN12 6UH – <i>Conversion of part of garage to a home office; alterations to existing flat roof to be part pitched, part flat; Addition of front entrance porch & bay window</i>	Granted	No objection (with comments)

PE45 TROY HAYES CONSULTING

Town council has received an updated quote from Troy Hayes with regards to consulting on the Neighbourhood Plan review and Town Centre development. A further meeting will be set up with Troy Hayes to discuss payment options further. The final figure and payment option will be confirmed at Full Council.

PE46 CHAIRMANS UPDATE

KALC/NALC training events have been sent around the Cllrs. Please take a look let the office know if there are any you wish to attend. The office shall resend these out after the September Full Council

PE47 DATE OF NEXT MEETING

The next meeting will take place at 7:45pm on Monday 6th October 2025 in the Day Centre, Commercial Road, Paddock Wood.

Meeting closed at 9:50pm

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Date:

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