



# Paddock Wood Town Council –

## Quarterly Update Oct 2018

### Chairman's Update

During the past three months the Town Council has been represented at various meetings in order to ensure that Paddock Wood's voice is heard on the issues of the day.

As many of you are aware Tunbridge Wells Borough Council has been consulting on a new (much delayed) Local Plan. The potential implications for Paddock Wood are significant and your Town Council along with the Neighbourhood Plan Steering Group has been busy making sure that Paddock Wood's views are taken into account. It remains to be seen just what will come out in the final document.

Paddock Wood Town Council is also keeping a very close eye on what is going on at Mascalls Grange to make sure the developers make no further breaches of the planning conditions. A public meeting was recently organised by the Chairman of the Planning and Environment Committee with Southern Water for an update on their plans for improving drainage in Paddock Wood. Please keep telling Southern Water of any problems you may have.

At the start of October 2018, the audit of the Town Council's financial records for 2017-18 was successfully completed. Further details can be found on the website.

A very positive meeting has recently been held between the Town Clerk, the Chairman of the Council and Chief Inspector Steenhuis to discuss the anti-social behaviour issues currently being experienced in Paddock Wood. Chief Inspector Steenhuis who is new in post, explained the measures that were being taken to deal with this problem and also discussed his plans for the future policing of Paddock Wood. He urged residents to report problems via the website rather than using 101.

### Clerk's update

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Welcome to the latest edition of the Town Council's newsletter.

There are two events over the coming months which the Town Council is delighted to support.

The first is Remembrance Sunday which has an additional event to commemorate the 100<sup>th</sup> anniversary of the armistice. As well as the traditional parade in the morning there will be a service with a bugler and the lighting of a beacon at 6.30pm. Full details can be found on St Andrews Church website.

The second event is the very successful Paddock Wood Lights Up which marks the beginning of the run up to Christmas. The Town Council will install the lights week commencing 19<sup>th</sup> November, in time for the event on Sunday 25<sup>th</sup> November.

The Town Council Office on St Andrews Field is open every weekday, although if you wish to see the Clerks about anything specific then please call ahead check availability.

We can be contacted on 01892 837373 or email [paddockwoodtc@btconnect.com](mailto:paddockwoodtc@btconnect.com). For planning or cemetery queries contact Claire at [claire.pwtc@btconnect.com](mailto:claire.pwtc@btconnect.com). For pitches or Day Centre bookings contact Teresa at [admin.pwtc@btconnect.com](mailto:admin.pwtc@btconnect.com).

Nichola Reay  
Town Clerk



You can find out more about the Town Council by visiting the website <http://paddockwoodtc.kentparishes.gov.uk> or following them on Facebook and Twitter.

Cllr Meryl Flashman

## Estates committee

The Estates committee has continued to work to improve the physical environment around the town. You will have noticed that the flowers in Commercial Road are looking particularly lovely this year which is a credit to the Estates team and their hard work in maintaining them over the last couple of months. The street furniture in Commercial Road and the surrounding area has been painted ready for the Remembrance Parade on Sunday 11th November. The War Memorial has also been cleaned. The town should look it's best for the commemoration of the 100th anniversary of the armistice. The Council has also purchased two silhouettes as part of the commemoration and will be siting these in prominent positions in the town. There is a Soldier and a Sailor to help remind us of the sacrifice of those servicemen named on our memorial.

A number of projects are nearing completion, such as the new memorial garden in the Cemetery and the on-going maintenance work on our trees and landscaped areas around the town.

The new windows at St. Andrews Hall, which is the home of Scalliwags, have been finished and this is part of our on-going maintenance programme for our buildings.



In the coming months, we will be undertaking further work around the pond behind Putlands and will the repair fencing in the Closed Church Yard. There will also be further minor works around the town over the winter months.

It is planned to undertake a structural survey of the Memorial Pavilion so that repairs and renovation of the building can be budgeted & scheduled for. This will ensure that the building remains an important part of our heritage long in to the future. The survey is going to be undertaken principally to ensure that if we replace the existing windows and the metal cages over them, the surrounding walls will be strong enough to take new windows and perhaps automatic shutters. While we have already undertaken internal work on the electrics over the last couple of years, along with outfitting the

refreshments area and the new patio outside, we are keen to continue to look after this building on behalf of the town.



Cllr Derek Boyle, Chair of Estates Committee

## Planning and Environment Committee

The Planning & Environment Committee has been working with Borough Councillors Gooda and Stewart to try to prevent the new developments discharging into the existing sewer system. Unfortunately, we have had limited success. Tunbridge Wells Borough Council partially discharged one planning condition to allow Persimmon to connect 60 houses, rather than 175, to the existing system. This was discharged based on information from Southern Water that there was sufficient headroom for this number of houses. We are not sure where that leaves the developers of smaller developments approved in Paddock Wood, which totals 72 houses. The majority of these will be built in the centre of town on Church Road and at the Hop Pocket, where there is a joint foul and surface water system and known problems with sewage seepage into the road in wet weather along Church Road.

Since 2014 Southern Water have stated in all correspondence with the Borough Planning Office, that there is no additional capacity in the foul water system in Paddock Wood. Representatives of Southern Water were invited to a Council Meeting, called by the Planning & Environment Meeting on 10th October. This was attended by around 50 residents with questions and concerns regarding the foul water system in the town. Paul Kent and Mike Tomlinson from Southern Water were asked to explain how they had identified additional capacity for 60 houses on the Persimmon site in Green Lane. They were not able to explain where this capacity came from, although they told us that the additional flows would be minimal and have little impact on existing problems. When challenged about the capacity, they stated that previously they had been referring to capacity for 350 homes, not a more limited number. It became clear that the Southern Water representatives were unable to answer many of the questions put and explained that they needed to undertake further work before they could determine the final solution. Town Council have stated that the only sensible solution is a separate foul waste system through the three new developments, under the railway to the treatment works, to prevent further problems arising for existing residents. Mr Kent agreed that they would come back in February 2019 to provide us with more information.

Councillor Carol Williams, Chair of Planning & Environment Committee.

## Community Centre update

At the September Town Council meeting residents had a further opportunity to express their views on the building of a Community Centre on the Memorial field. Opinions were expressed both for and against the project. Having considered all the evidence, the Town Council, by nine votes to three, resolved to continue with the project.



Following a number of consultation events over the summer the designs for the Community Centre continue to be developed. In addition to the written comments which were received, many verbal suggestions were also made which have been taken into consideration.

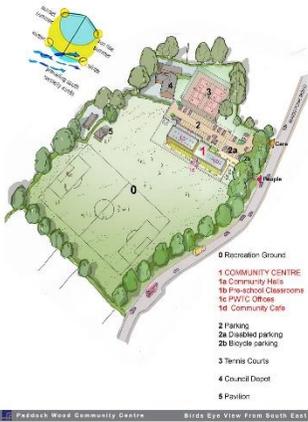
Final decisions over the proposed internal layout of the building have not been made. Items still under discussion include whether there should be a domestic or a commercial kitchen and the layout of the café. It is proposed that there will be seating for 12 people in the café area with a further 20 seats available on the terrace in summer. If necessary the adjoining hall could be opened up to provide an extra 40 seats. The Town Council is also taking into consideration comments made by residents that the Town Council Offices should not be relocated into the Community Centre.

Discussions are also taking place about the external appearance of the building and the material from which it will be constructed. The Town Council has also been very concerned about the provision of enough parking spaces on the site. Current proposals include 53 paved parking spaces, 18 spaces unpaved (grasscrete), 6 disabled bays and 20 cycle spaces.

Paddock Wood residents have made very clear over the years the importance of putting the infrastructure in before new housing is built. This is an ideal opportunity for Paddock Wood to have its own Community Centre which can be opened from three rooms to a hall with a capacity to seat 300 people. This centre will help to meet the needs of a gradually expanding population. Most other communities in the area have their own Community Centres. Why should the people of Paddock Wood be deprived?

Further information can be obtained from The Town Council website or its Facebook page.

Councillor Meryl Flashman, Chairman of Council and Community Centre Board



Paddock Wood Community Centre Birds Eye View From South East



## Youth Council

The Youth Council have grown in numbers this September and we now have young people across the age range from 11 to 18 years, some representing schools and groups in the area and others attending as individuals. The major project for the last few months has been establishing the Paddock Wood Young Person of the Year Award. The entries submitted were reviewed and voted on by an external panel and the Youth Council members to give one overall winner and two runners up. The names of the winner and runners up will be announced at the Paddock Wood Lights Up Event on 25th November. The winner will be asked to nominate a charity which the Youth Council will support in the coming year and we look forward to hearing more about the work of the chosen organisation.

**PADDOCK WOOD  
YOUNG PERSON  
OF THE YEAR  
2018**

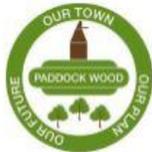
*All Paddock Wood Lights up on November 25th  
the Youth Council will be awarding the first ever  
Young Person of the Year Award.*

*We are looking for your nominations. Do you know someone  
aged 11-18 who has made a difference in the community?  
We are particularly looking for people who have:*

*Helped people or an individual  
Helped a good cause  
Or  
Helped the environment*

*Pick up a nomination form at Paddock Wood Cards  
or visit <https://pwypol.wccby.com>  
All nominations to be in by Friday 5th October*

Councillor Carol Williams, Administrative support to PWYC



## Neighbourhood Plan

In July 2018 a revised National Planning Policy Framework was issued by the Government in which the position of neighbourhood plans has been clarified. The definition of "development plan" states that neighbourhood plans that have been approved at referendum are part of the local development

plan, unless the local planning authority decides that the neighbourhood plan should not be made. It is now quite clear that planning applications should not be granted if they conflict with an up-to-date neighbourhood plan. The role of neighbourhood plans in providing design guidance is also recognised.

You may not have heard much recently but the last three months have been busy for the Steering Group. In August they attended a confidential meeting with Paddock Wood Town Council and Tunbridge Wells Borough Council to discuss the Borough's emerging local plan implications for Paddock Wood.

At the meeting in September it was decided that a new policy should be developed on housing and the infrastructure of the town and that the following issues should be included in it:

- Surface water drainage; an on-going problem in Paddock Wood;
- Education - with new houses coming there is going to be a shortage of school places at all levels from pre-schools through to secondary schools;
- Health & social care; it will be necessary to meet the needs of a growing population
- Local housing needs e.g. accommodation suitable for all age groups.

This policy is now being busily worked on as the intention is to have it written by the end of November.

To keep up to date with what is going on with all aspects of the Neighbourhood Plan you are welcome to join the Steering Group at their meetings which take place in the Wesley Centre on the third Wednesday of each month. You can also follow the Paddock Wood Neighbourhood Plan Facebook page.

Meryl Flashman, Chairman of the Paddock Wood Neighbourhood Plan Steering Group



## Foal Hurst Wood

All together I think this year has been very successful for wildlife in the wood despite or may be because of the hot dry June and July. I am looking forward to comparing it with next year. We are about to start yet another winter of work. Here are the dates for the next season. Nick Hale of the South East Rivers Trust is working on a project to slow the flow and reduce flooding on the Lesser Teise River. He is interested in having as much as he can of our felled wood, logs and tree tops. So, this year we may have less



work to do in dead hedging and log piling, depending on when he can remove the wood. In return he has offered to do some tree felling for us. Nick was wondering if anyone would be interested in volunteering for a day or two on his project just to see what sort of work they do etc. He has all the necessary equipment so if anyone is interested perhaps you could contact as soon as possible I will arrange some suitable dates with him. He hopes to start work in October.



Sunday Date	Planned activity	Exercise involved
October 28th	Dormice habitat improvement and path improvements on muddy way	Sawing, stacking logs, log splitting, building dead-hedges
November 25th	Dormice habitat improvement and path improvements on muddy way	Sawing, stacking logs, log splitting, building dead-hedges
December 30th	Dormice habitat improvement and path improvements on muddy way	Sawing, stacking logs, log splitting, building dead-hedges
January 27th	Hedge laying	Lopping, sawing, weaving
February 24th	Hedge laying	Lopping, sawing, weaving
March 29th	General work on paths and hedgerows	Bramble bashing, hedge trimming etc.

Peter Prince – Honorary Warden of Foad Hurst Woods



If you would like to volunteer to help at Foad Hurst Woods, please contact the Town Council Office.

## Upcoming meeting dates

5 <sup>th</sup> November	Planning and Environment	7:45pm
12 <sup>th</sup> November	Estates	7.45pm
19 <sup>th</sup> November	Full Council	7.45pm
22 <sup>nd</sup> November	Finance	7.45pm
3 <sup>rd</sup> December	Planning and Environment	7.45pm
10 <sup>th</sup> December	Estates	7.45pm
17 <sup>th</sup> December	Full Council	7.45pm

All meetings are held in The Day Centre Commercial Road unless otherwise advised.

## Meet your Councillors

Come and meet some of your local town councillors and ask questions about any local issue that you would like them to take to the Town Council or to pass on to the appropriate Councillors at Borough or County level.

Please see website for details of times and locations.



If you have any suggestions about what you would like to read about in our next Quarterly update which we are going to publish in January, please contact the Town Clerk via the contact details below.

Paddock Wood Town Council, The Podmore Building, St Andrews Field, St Andrews Road,  
Paddock Wood, TN12 6HT Tel:01892 837373 email:[paddockwoodtc@btconnect.com](mailto:paddockwoodtc@btconnect.com)