



PADDOCK WOOD NEIGHBOURHOOD PLAN STEERING GROUP
C/O The Podmore Building, St Andrews Road, Paddock Wood
Tonbridge, Kent, TN12 6HT
Telephone: 01892 837373
www.paddockwoodtc.kentparishes.gov.uk

**MEETING HELD ON
WEDNESDAY 17th October 2018 at 8.00PM
THE WESLEY CENTRE, PADDOCK WOOD.**

Present

Meryl Flashman (Chairman of Steering Group, Town Councillor, Heritage Group)
Carol Williams (Steering Group Secretary, Town Councillor and lead for Sports & Recreation Group)
John Flashman (Steering Group member, Heritage Group & Town Councillor)
Anne Newman (Steering Group member & resident)
Sarah Hamilton (Steering Group member, Town/Borough/County Councillor & Lead for Heritage Group)
Rebecca Roberts (Steering Group and Green Infrastructure group)
Richard Barsley (Steering Group member, member of PWBA and lead for Town Centre Group)
Jeremy Thompson (Steering Group member & resident)
Amy Mitchell – member of the public (works in planning)
Terry Leigh – member of public

Apologies:

Mark Noterman (Steering Group and Green Infrastructure group)
Andrew Mackie (Steering Group member & Community Centre Working Party rep)
Mike Ridger (Steering Group member, Chairman of PW Athletic Club, Sports and Recreation Group)
John Hall (Steering Group & Sports & Recreation Group)

1. Minutes of Previous Meeting

The meeting dates in the September minutes were corrected but otherwise agreed as accurate.

2. Information items arising

Churchill Homes have not responded to our invitation to attend a Neighbourhood Plan Meeting. SH will contact the agents to see what is happening.

3. Housing & Infrastructure

Amy Mitchell works for a private planning company, with some interests in Paddock Wood. She is not involved in commercial interests and would be happy to contribute to the housing needs section of the Neighbourhood Plan.

CW updated the group re work on surface water management with Peter Trent (resident and expert in this area). RR raised questions about the recent Southern Water meeting and future capacity issues. SH reported the Borough's approach to surface water management.

No update on secondary schools provision was available due to delays to the TWBC Local Plan.

CW asked about care and residential homes, which will be included here under housing and/or health and social care section.

CW & John Hall will be meeting with Mascalls School staff on 29th October at around 13.00 to discuss future education needs. MF to attend.

AM has agreed to lead work on local housing needs. He will discuss this with Elizabeth Thomas (TWBC Planning Committee), Alan Gooda (TWBC Planning Committee) and Amy Mitchell (Local resident). The Committee discussed the need to look at all housing types, including retirement homes for those wanting to downsize. AN and RR asked about the calculation of housing needs; CW and SH explained re Strategic Housing Market Assessment, which will inform the Local Plan.

Amy Mitchell asked about the proportion of affordable housing and how this is allocated. CW stated that 33% should be affordable, but, it depends on the developer and whether they can afford to develop the land with that proportion of affordable properties. Tunbridge Wells Borough is currently not building enough affordable homes to meet their quota.

It was agreed that bridge weight restrictions should be included in this policy.

4. Updates from working groups

The Sports and Recreation Group met and updated the policy document. It still needs a map and to ensure the needs of rugby are reflected. There is also a need to expand the athletics track section to reflect the Borough's proposal for the athletics field to be a centre for the Borough.

The Heritage Group needs to reconvene and will also discuss any shop fronts considered to be at risk. SH stated that Mark Stevenson from the Borough (Heritage Officer) will walk round with the group and have a look.

RR reported that the Green Infrastructure Policy is being redrafted by Mark Noterman.

The Town Centre Group is now focusing on the wider aspects of the town centre such as business & economic space. RB hoping to speak to David Marriott before the next meeting on 26th October regarding economic space. The group has looked at signage and how to get consensus regarding what is required. It has looked at the classification for retail premises, which are broad. This makes it difficult to control the type of shops, although we can add our wishes with careful wording.

MF stated that on Facebook there has been a suggestion about multi-language signage on the Transfesa site. Hilary Smith (TWBC Economic Development Officer) would be happy to talk to the Town Centre Group. RB stated that the Town Centre will be steered by whichever developer wants to develop it, so we cannot be too restrictive in the policy document. The type of businesses will impact on employment availability in the future. It was proposed to invite town centre developers to discuss our proposals once the NP has been agreed.

5. Community Centre update

The Parish poll will not go ahead unless the opponents to the Community Centre call a Parish Meeting. The working party are looking at the internal layout and external materials. There will be a public exhibition for community consultation before the planning permission stage. The Town Council has discussed whether the town council offices should move to the Community Centre but no decision has yet been made.

6. Any other information

SH suggested we should meet with Jane Fineman (Borough Officer) in January, once the rail franchise is agreed, to look at parking in the town which might include a multi-storey carpark north of the railway.

The Wesley Centre has been booked at 8pm on the third Wednesday of every month for 2019.

Facebook data reviewed, continue to get comments & new followers despite lack of progress currently.

MF raised the issue regarding land for self-build. There is guidance in the revised NPPF which covers allocated land within developments on defined plots.

7. Meeting with TWBC 23 August 2018 (Steering Group only)

Minutes of the meeting have been circulated: they were shared with PWTC on Monday and the NP Steering Group now. PWTC will have a separate meeting to discuss the information recorded in the minutes due to the number of issues involved.

TWBC may designate green belt to east & west of proposed boundaries to prevent merger of communities.

SH reported that Stone Castle quarry may be used again, resulting in large lorries on A228.

MF asked who our Borough Officer will be from beginning of October. SH to ask SB and review at next meeting.

8. Date of Next Meeting

17th November 2018, 8 pm

9 **Dates and times of future Steering Group meetings:** 19th December at 8pm, 16th January 2019, 20th February, 20th March, 17th April, 15th May, 19th June.