



PADDOCK WOOD NEIGHBOURHOOD PLAN STEERING GROUP  
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**MINUTES OF THE NEIGHBOURHOOD PLAN MEETING HELD ON  
WEDNESDAY 17 FEBRUARY 7PM AT THE WESLEY CENTRE, PADDOCK  
WOOD.**

**Present:** Sarah Hamilton (Chairman), Mark Airey (Communications Officer), John Flashman, Meryl Flashman, David Henshaw, Jim Large, Andy Mackie, Ralph Oxborrow.

**APOLOGIES:** Richard Barsley, Andy Clements, Carol Williams

**1. MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on Wednesday 20 January 2016 were agreed.

**2. MATTERS ARISING FROM THE PREVIOUS MINUTES**

*Community Centre:*

In order for section 106 money to be allocated towards funding a Community Centre as part of the planning permission for new houses, the Planning Officer at Tunbridge Wells must be satisfied that there is sufficient evidence to warrant this.

The services of Jonathan White, who is employed by both TWBC and KCC, have been made available to PWTC to help drive the project forward.

A working party of the Town Council was set up in 2011. This subsequently evolved into a Community Centre Working Group. At the January 2016 meeting of PWTC it was agreed that this Working Group should be dissolved and replaced by:

- i) A Core Working Party consisting of Jonathan White, Nichola Reay/Claire Stewart (PWTC Officers) and Andy Mackie.
- ii) A Community Centre Board consisting of the Chairman and Vice Chairman of the Town Council and the Chairman of the Estates Committee. It will be the responsibility of the Board to deal with confidential matters and report back to the Town Council.

The matter has been discussed by Jonathan White and Feria-Urbanism, the Group's consultants on the Neighbourhood Plan. The Town Council has asked the new Group to investigate two potential sites for a Community Centre but Feria will still include a wider range of sites during their engagement events.

### 3. TREASURER'S REPORT (Information provided by NR)

#### Financial update

Including anticipated expenditure the current balance remains about £10,500.

		opening balance		£10,000.00
Date	Supplier	Income	Expenditure	
11/12/2016	Alison Eardley		-£700.00	£9,300.00
01/01/2016	Groundwork	£8,000.00		£17,300.00
17/02/2016	PWTC (postage, stationery & printing)		-£15.40	£17,284.60
Anticipated expenditure	Fees for Feria up to 31st March		-£6,075.00	£11,209.60
	Leaflet drop		-£600.00	£10,609.60
	Room fees		-£40.00	£10,569.60
Totals		£8,000.00	-£7,430.40	£10,569.60

The matter of sponsorship may need to be explored at some future point.

### 4. REPORT FROM VISIT TO EDENBRIDGE (AM)

It was agreed that this should be deferred until a future Group meeting.

### 5. ENGAGEMENT

Mark Airey met with Dan Mackenzie from the Inprint shop in Paddock Wood to arrange for the printing of leaflets which will be distributed to all homes in Paddock Wood. A Logo based on a design provided by Andy Clements will be incorporated.

Leaflet distribution will start w/c 29 February. A further leaflet distribution will be made w/c 14 April.

Posters will be displayed around the town and Jim Large and Mark Airey are planning a Facebook launch.

The Town Crier/Courier/Contact/Business Association website/Town Council website will also display information about the meetings.

As many local organisations and businesses as possible will be sent invitations to take part in the visioning event and 2-day design forum.

A Twitter account has also been set up by Mark Airey.

## **6. Approval of Job Descriptions**

Draft job descriptions were distributed and agreed. Final versions to be emailed out with minutes. It was agreed that Meryl Flashman should act as Secretary and that David Henshaw should act as Finance Co-ordinator although the day to day financial work would be undertaken by the Town Clerk.

## **7. AGM**

Due to the engagement events with the public which have been scheduled to be held over the next few months it was decided to defer the AGM.

It was agreed that the members of the Steering Group are to be those individuals who were serving on the Committee as at 17 February 2016.

## **8. A.O.B**

There will be a visioning event led by Feria on Thursday 17 March from 7.30-9.30pm at St Andrew's Church at which some of the critical issues affecting the town will be examined.

There will also be a 2-day design forum on Wednesday 27 and Thursday 28 April from 10am until late on the first day.

A public meeting at 7.30pm on Thursday 28 April will conclude the design forum.

All three events will be led by Feria-Urbanism who would like KCC and TWBC to be involved as soon as possible.

A presentation by the Steering Group at the Annual Town Meeting on Wednesday 20 April was discussed as opposed to holding a steering group meeting. Details to be finalised at March meeting.

Nichola Reay to be asked to book the Wesley Centre for Steering Group meetings through to the end of 2016.

## **9. DATE OF NEXT STEERING GROUP MEETING: Wednesday 16 March 2016 at the Wesley Centre commencing at 7pm.**

Future steering group meetings are currently planned for Wednesday 16 March, Wednesday 18 May and Wednesday 15 June 2016

Meryl Flashman  
Secretary  
17th February 2016

After the formal meeting the Steering Group met with Nick Fenton of The Kent Developers Group (KDG), the developer of the Hop Pocket site and his planning representative.

There was a presentation by Nick Fenton, on behalf of the developer, about the current plans for this site.

Tunbridge Wells Borough Council and the Developer jointly approached KDG to look at the viability of developing the site. The developer already has planning permission for a block of 24 flats for which foundations started to be laid during 2009. A Pub had been included in the original planning permission but as a result of the recession the Brewery concerned pulled out. The Developer attempted to market the pub himself but was unsuccessful as existing pubs in the area were already struggling. There is now a belief that one on this location is no longer viable.

Following discussions with TWBC the developer is now considering using the pub site to build a block of 10 flats of which 7 will be sold on a shared ownership/part buy/part rent basis such as offered by Moat Housing to local first time buyers, and 3 would be social housing with affordable rents.

This is a prime location at the entrance to the town and there is no compulsion for the developer to actually build a pub.

The Developer has produced two alternative designs for the 10 units which have been discussed with planning officers at TWBC whose preference is for the more contemporary design with a flat roof. Each flat will have one car parking space.

The Neighbourhood Plan Steering Group has requested that Nick Fenton visits Paddock Wood again to look at the commercial development potential of Transfesa.