

**HADLOW PARISH COUNCIL
PLANNING & ENVIRONMENT
Minutes of the Meeting of Tuesday 23 September 2014**

Committee Members Present: Cllrs D Carey (Chairman), E Bright, N Collins, D Hammond, P Jones, R Morley

Also in attendance: Melanie Stepkowski (Parish Clerk), Cllr's Richardson, Mrs Bright

		Action
2965	<p>Apologies For Absence Accepted: None.</p> <p>Apologies noted by the Clerk: KCC Cllr Balfour, TMBC Cllrs Janet Sergison and Jill Anderson.</p>	
2966	<p>Minutes of the Meeting of Tuesday 26 August 2014</p> <p>These were confirmed and signed as a correct record. Proposed Cllr Carey, Seconded Cllr Hammond and carried unanimously.</p>	
2967	<p>Declarations Of Interest - None declared.</p>	
2968	<p>Matters Arising from the Minutes of 26 August 2014: None.</p>	
2969	<p>New Applications</p> <ul style="list-style-type: none"> <p>● TM/14/02768/LB – Proposed works to roof to replace bonnet tiles with hogs back ridge tiles. The Prince of Wales, High Street, Hadlow, TN11 0EF.</p> <p>HPC Agreed.</p> <p>● TM/14/02875/FL – Conversion of outbuilding to residential annexe for elderly relative. 1 Pierce Mill Cottages, Pierce Mill Lane, Hadlow, TN11 0LA.</p> <p>HPC Agreed but suggested a Planning Condition in order that it does not become a completely separate residence in the future.</p> <p>● TM/14/02947/FL – New pitched roof over existing flat roof, demolition of conservatory, new gabled section to rear and internal alterations. Robin House, Ashes Lane, Hadlow, TN11 9QU.</p> <p>HPC Agreed but concerned about further development upon this site.</p> <p>● TM/1402998/TNCA – (T1) Cherry on rear boundary: Fell to ground level. 12 Kenward Court, Hadlow, TN11 0DX.</p> <p>HPC Agreed.</p> <p>● TM/14/02741/FL – Pear Tree Farm, Matthews Lane, Hadlow, TN11 0JG (<i>previously viewed but extension to comment approved as incorrect paperwork provided originally</i>)</p> <p>HPC Agreed providing it remained a home office.</p> <p>● TM/14/02994/FL – Erection of side extensions, two storey rear extension, new pitch roof over existing rear annex and dormer to front roof shape. 1 And 2 New Cottages, Puttenden Road, Shipbourne, Kent, TN11 9QY</p> <p>HPC Agreed.</p> 	

2970	<p>Planning Applications: Results (List D's), Planning Enforcements & Out of Area/Comment not required Applications</p> <p>List D's noted.</p> <ul style="list-style-type: none"> • TM/14/02960/FL – Proposed temporary use of an existing access/egress from Hartlake Road and associated temporary access road to serve proposed Solar Park. Hadlow Place Farm (Off Sherenden Road) , Tudeley, Tonbridge <p>Members noted the email response from Alliance Plan with regards to the Parish Councils concern regarding the proposed construction access from Hartlake Road and that there were no details of visibility splays in the Construction Management Plan. The response was noted. In addition members still expressed concerns about the safety of using that exit close to the bridge particularly during times of day when the road was used for heavy commuter and school runs.</p> <ul style="list-style-type: none"> • TM/14/00812/FL – Demolition of existing bungalow and garage. Replaced with chalet style bungalow and garage (re-submission of withdrawn application TM/13/00678/FL). Three Ways, Ashes Lane, Hadlow, TN11 9QU. <p>It was noted that this application had gone to appeal.</p>	
2971	<p>TMBC Area Planning Committees & List Bs</p> <p>List B's – noted.</p>	
2972	<p>KCC Highways</p> <p>Enquiry Ref: 122276 Street Lights not coming on at 5.30am in Marshall Gardens and path between there and Great Elms.</p> <p>Bus Stop at Golden Green – the 'Road Closed' sign had now been removed by the Highways Steward. As the Bus Shelter was a Parish Council asset the Clerk would arrange for a repair to the broken window.</p> <p>Manhole Cover near the Prince of Wales and opposite Spring House had been repaired but required further attention; Cllr Bright had reported it to Highways Report a Fault. Noted</p> <p>Sunken Paving Slab by Green Grocers – the Clerk was asked to report the fault.</p>	<p>Clerk</p> <p>Clerk</p>
2973	<p>Non Planning Issues</p> <ul style="list-style-type: none"> • <u>Williams Field</u> – The Ballcourt light closest to the wheeled sports facility had been vandalised yet again. Repairs would be done in due course. A residents request for the missing baby swing to be replaced had been noted and a new swing would be put up. • <u>Hy-Arts Centre & Village Hall</u> – no meeting to report. • <u>Allotments</u> The cuttings recently found within the allotments grounds were confirmed as vegetation cut by Cllr Carey when clearing around road signs. They had been removed by the Warden. The grass at the allotments was also noted as schedule for cutting. 	

areas mentioned and members agreed to the following conclusion:

While we have no direct role as a Parish Council in any aspect of flood prevention, we would certainly wish to support any residents' suggestions that we could be fairly sure would have a positive and cost effective benefit to reducing flooding, particularly flooding that causes damage or risk to residences, businesses or infrastructure within or affecting the Parish, without having any unforeseen consequences on others in the area.

There are a number of public bodies or landowners with riparian responsibilities (landowners whose land borders or contains watercourses of different size) with whom we might wish to pass on concerns, or raise issues with.

We understand that all watercourses fall first of all to landowners to maintain and keep clear. The Environment Agency then has a further responsibility for the Rivers Bourne and Medway, The Upper Medway Internal Drainage Board has some responsibility for a few smaller watercourses, none close to Golden Green we understand. KCC has responsibility for all other drainage issues in the region as a whole, and the control of surface water where it may impact upon highways, etc. Kent County Council was recently made lead local flood authority for Kent, with a role to oversee local flooding. Local flooding is defined as flooding that is caused by the following sources:

- surface water,
- groundwater,
- ordinary watercourses (such as ditches).

Kent is the most at risk lead local flood authority in England with approximately 76,000 properties estimated to be at risk of surface water flooding. Local flooding has a significant impact on the people and economy of Kent and it is predicted to increase due to climate change, increasing development and changing land use practices that affect the way the land is able to naturally respond to rainfall.

We note a resident's specific concern about the growth of vegetation in the River Bourne between the bridges for Victoria Road and Pierce Mill Lane and we will be writing to the Environment Agency to ensure any required and/or necessary works on trees in the channel are done either by the landowners or by themselves. We understand that the Environment Agency are responsible, together with all the landowners through or alongside which these larger rivers (The Bourne and Medway) flow, for overseeing river maintenance.

However we are unsure that any over-topping of the Bourne itself in this section last winter spread far enough to cause the surface flooding noted last winter on Three Elm Lane around Barnes Place or other roads in this area of the Parish. For example it has been mentioned to some of us that the surface flooding of this road close to Barnes Place or the junction with Pierce Mill Lane may possibly have actually been due to issues with water coming off the fields, or insufficient culverting under the road, or ditches either crossing the land or running alongside the road over-topping, as opposed to any over-topping of the River Bourne itself.

If so, the problem may be better addressed by us to one or more of the

	<p>landowners, or via Kent County Council who are the lead local flood authority in the rest of this area (i.e. most of the area apart from the direct impact of the major rivers of The Bourne and Medway) and who are also responsible for the Highways (KCC Highways Department). We understand that it is the landowner who is responsible for the maintenance of roadside and other land drainage ditches except where such ditches are wholly for the drainage of the road, as opposed to the drainage partly of the road and partly of the surrounding land.</p> <p>We do know that the Bourne over-topped very significantly further downstream than Hadlow Parish which then impacted upon some of the residences in the Little Mill locality. We most certainly would not wish to see that situation occur in the Parish, but we would equally be extremely concerned if any works done on the Bourne between Golden Green and Pierce Mill Lane simply increased the rapidity of water flow further downstream to the same point where the Bourne over-flowed last winter and thereby made the flooding lower downstream occur again, or even to a worse extent, in future years.</p> <p>We also note the resident's statement that the bed of the Bourne used to be much wider, and should be again. However we think there are perhaps dangers in creating too wide a river bed, which might create a shallower slow-flowing stream that therefore has insufficient flow and speed to keep itself clean, and prevent rapid siltation and vegetation accumulation. Rivers do tend to find their own way, and winter flow rates do tend to erode the bed and banks away again to restore the channel each year. River channel profiling is a complex issue and works carried out on one part am well impact in other parts of the watercourse.</p> <p>However we will be asking questions of the Environment Agency as to the cost-effectiveness of any dredging that might be done if the money could be secured, and any benefit to residents in the Parish that might accrue. We would want to be very clear however that we would definitely NOT wish to support the spending of tax-payers money to no discernible, or an insufficient good effect, or that might even cause harm elsewhere.</p> <p><u>Flood Warden Training</u> – this was available on Saturday 18 October at the TMBC offices in King's Hill. One Councillor and two members of the public (one from Hadlow and the other Golden Green) had expressed an interest and been put forward for the event.</p>	
2976	<p>Correspondence For Consideration and Response:</p> <p>Kent County Playing Fields Assoc – Annual Meeting. Cllr Stephenson would check his schedule but tentatively agreed to attend.</p>	DC
2977	<p>Motion to Exclude the Press and Public (to enable Council to consider any items on the agenda in which significant aspects will be of a confidential and financial nature).</p> <p>No motion required as there were no members of the public present.</p> <p>1. Deed of Variation – Annexe Building & Car Park.</p> <p>KCC solicitors had provided legal costs to alter the Deed of Variation which had been emailed to full council and accepted. The Clerk would</p>	

