

**HADLOW PARISH COUNCIL  
PLANNING & ENVIRONMENT COMMITTEE  
Minutes of the Meeting of Tuesday 25 June 2013**

**Present:** Cllrs D Carey (Chairman), E Bright, Mrs Bright, N Collins, Mrs C Hyams, Mrs J Massy, R Morley, S Richardson

**In attendance:** Melanie Stepkowski (Parish Clerk),

		<b>Action</b>
<b>2797</b>	<p><b>Apologies For Absence:</b></p> <p>Approved apologies were accepted from: Cllrs D Hammond (other meeting).</p> <p>Other apologies noted by the Clerk: TMBC Cllrs Janet Sergison &amp; Jill Anderson, Richard Prince.</p>	
<b>2798</b>	<p><b>Motion To Alter The Order Of Business On The Agenda For Reasons Of Expedience:</b></p> <p>On a Motion From Cllr Carey, seconded by Cllr Bright it was <b>resolved:</b> To consider item 5 on the agenda (New Applications, amended applications and plans) ahead of agenda item 4. (Matters arising from the minutes) for reasons of expediency.</p> <p>Cllr Carey explained his pecuniary interest in relation to application TM/13/01482/FL and with the meetings' agreement Cllr Mrs Massy in her capacity as Parish Council Vice Chairman would preside over the agenda item.</p>	
<b>2799</b>	<p><b>Minutes of the Meeting of Tuesday 21 May 2013</b></p> <p>These were confirmed and signed as a correct record. Proposed Cllr Carey, Seconded Cllr Mrs Massy and carried.</p>	
<b>2800</b>	<p><b>Declarations Of Interest</b></p> <p>1. Planning Application TM/13/01482FL – Faulkners Farmhouse, Ashes lane, Hadlow, TN11 0AN;</p> <p>Cllr Carey declared a prejudicial interest as a part time member of staff at the college and would withdraw from the meeting whilst this item was discussed.</p> <p>Cllr Collins declared a personal interest due to working in the same field as one of the residents objecting to the application.</p> <p>2. Agenda Item 10 (2): Cllr Mrs Massy declared an interest as an allotment tenant.</p>	
<b>2801</b>	<p><b>New Applications</b></p> <ul style="list-style-type: none"> <li>• <b>TM/13/01568</b> – Construct new 44m x 36m steel framed straw barn. Park Farm, Matthews Lane, Hadlow, TN11 0JG. <b>HPC Agreed.</b></li> </ul>	

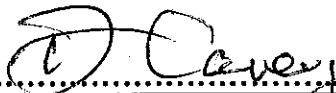
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	<p><i>(Cllr Carey withdrew from the meeting)</i></p> <ul style="list-style-type: none"> <li>● <b>TM/13/01482/FL</b> – Relocation of existing lambing shed and erection of two storey school building together with car parking, vehicle circulation area and landscaping. Faulkners Farmhouse, Ashes lane, Hadlow, TN11 0AN;</li> </ul> <p>Members of the public were informed that there would be an Extra-Ordinary Meeting of the Parish Council on Tuesday 2 July 2013, Old School Hall at 7.30pm to discuss this application at which the Parish Council would decide upon its response to TMBC on the application; This would enable open discussion, local democracy and allow sufficient time for opinions to be aired on an application of significance within the Metropolitan Green Belt.</p> <p>Cllr Massy also explained that if there were members of the public present who could not attend the next meeting and or had additional comments to add that had not already been on the TMBC portal there would be an opportunity to speak for a maximum of three minutes; She also reminded the meeting that there was a full agenda of items that also required attention whereas the Extra Ordinary Meeting had been called specifically to discuss the application.</p> <p>Members of the public raised many concerns which were noted by Councillors including:</p> <ul style="list-style-type: none"> <li>● Limited consultation from the College with residents of Ashes Lane and surrounding neighbours.</li> <li>● Limited demonstration of consideration to alternative sites</li> <li>● Inappropriate development on Green Belt Land</li> <li>● Concerns over future finance of the development</li> <li>● Noise and close proximity of the ‘turning circle’ to local cottages</li> <li>● Infrastructure not appropriate for a school</li> <li>● Health &amp; Safety of student access along Ashes Lane and A26</li> <li>● Road usage data plausibility</li> <li>● Lack of consideration with regards to farm traffic, existing use of Ashes Lane by large lorries, school deliveries with no alternative route, child awareness</li> <li>● The fact that Ashes Lane is not suitable for the increase in traffic that the school would bring.</li> </ul> <p>Cllr Mrs Massy thanked members of the public for expressing their views which would be taken into consideration when Council responded to TMBC after the Extra-Ordinary Meeting. Before continuing with the next agenda item members of the public were given the opportunity to either stay or leave the meeting. <i>(all members of the public chose to depart and Cllr Carey rejoined the meeting).</i></p>	
2802	<p><b>Matters Arising from the Minutes of 21 May 2013</b></p> <ol style="list-style-type: none"> <li>1. <u>Minute 2788 (3) Planning Enforcement Investigation</u> : With regards to a concreted drive and drainage requirements in Carpenters Lane, the Chair confirmed that appropriate action had now been taken and the matter resolved.</li> <li>2. <u>Minute 2788 (4) Japanese Knotweed</u> – Cllr Carey had provided</li> </ol>	

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	<p>Highways/Jacobs with the grid reference.</p> <p>3. <u>Minute 2792 Diseased Ash Tree opposite the College</u> - This had now been felled.</p> <p>4. <u>Minute 2792 Poplar Tree, junction of Carpenters Lane</u> – There had been no further progress to date.</p> <p>5. <u>Minute 2793 Parking Plan – Review</u> – No progress to date.</p> <p>6. <u>Minute 2795 Sign Visibility</u> – Cllr Carey would cut back trees and vegetation obstructing road signs along or near Hadlow Park.</p> <p>With regards to a request for the Village Warden to possibly wash/clean road signs in Golden Green, it felt this could be a safety issue and would the request passed on to Highways Agency.</p>	DC  Clerk
2803	<p><b>Planning Application Results</b></p> <p>1. <b>TM/13/01289/FL</b> Two storey extension. Bourne Nursery, Blackmans Lane, Hadlow, TN11 0AX. This had been agreed by HPC and refused by TMBC Local Planning Authority. Concerns as to how parish councils were to assess applications that had historical development data particularly within Metropolitan Green Belt which was not available on the TMBC website would be raised with local borough councillors.</p> <p>2. <b>Planning Inspectorate APP/H2265/A/13/2197094 (TM/12/01760/FL)</b> Change of use of site from Agriculture to the siting of one mobile home and one touring caravan for occupation by one Gypsy family. Land rear of The Harrow PH, Cemetery Lane, Hadlow, TN11 0LT. Written submission restating parish council's previous position with an additional comment on the basis of Gypsy and Traveller Accommodation Assessment had been sent.</p> <p>3. Other Results were noted.</p>	
2804	<p><b>TMBC Area Planning Committees &amp; List Bs</b></p> <p>Area Planning Committee 1 – noted. Area Planning Committee 2 – noted List B's and Decisions – noted.</p>	
2805	<p><b>KCC Highways</b></p> <ul style="list-style-type: none"> <li>• <u>Salt Bin or Ton Bag Proposal</u>: Kent Highways were as part of next winter's budget considering the idea of providing parish councils with the option of installation of new salt bin or ton bags of gritting sand. If the proposal went ahead it was agreed Hadlow would prefer the salt bin as there were good salting stocks stored from last year.</li> <li>• <u>Street Lights in School Lane</u>: These had been reported as 'day burning' but remained an issue and would continue to be chased.</li> <li>• <u>Verge Cutting</u>: The Clerk was asked to thank the Highways Steward and team for the good job completed on local verges.</li> </ul>	Clerk  Clerk
2806	<p><b>Grounds Maintenance Contract</b></p> <p><u>Winter works</u> payment for grounds maintenance had been completed.</p> <p><u>The cemetery paths and borders</u> had been neglected by the grounds team over the past month and the parish office would send another reminder</p>	

	<p>highlighting the urgent need for works to be completed.</p> <p><u>Review of the grounds maintenance contract</u> was under way with the parish office looking at future requirements before bringing it to the table at both P&amp;E and F&amp;GP for further discussion.</p>	
2807	<p><b>Non-Planning Issues</b></p> <p>1. <u>Cemetery &amp; Cemetery Extension</u> – Warners Solicitors awaited a suitable plan for Land Registry purposes and Cllr Carey had volunteered to complete the task.</p> <p>2. <u>Allotments</u> – The Village Warden had attended to a list of jobs scheduled for the allotments; however tenants felt the new padlock was too small and a larger one with clearer numbers would therefore be purchased.</p> <p>3. <u>HOS</u> - It was noted that the clocks required winding. The toughened glass pane replacement in the atrium had been done.</p> <p>4. <u>Williams Field and Signpost Field</u></p> <p>(i) Funding Application: The result of the SITA funding application for a swing and new ramps in the skate park was expected in mid August.</p> <p>(ii) CCTV: The CCTV columns could not be accessed at present and a suitable key was being sourced in order that maintenance work could be completed on two cameras.</p> <p>(iii) Golden Green Fete at Signpost Field: Thanks were to be passed on to the grounds team for cutting the grass in time for the fete.</p> <p>5. <u>Footpaths</u> – The Access Trail was due for more vegetation cutback. If there was any gap in the Village Wardens schedule consideration would be given to cutting the footpath between Carpenters Lane and the Paddock, although this did not fall within the parish remit.</p> <p>6. <u>Walks</u> – A resident had previously approached the parish council with an ambitious wish to provide details of several walks within the area. Mr &amp; Mrs Wetton along with Cllr Bright and Cllr Carey would continue to liaise with the resident with the hope of publishing some if not all of the walks. The parish council may in the near future be asked to consider financing such a publication.</p>	<p>DC</p> <p>Warden</p> <p>Clerk</p> <p>Clerk</p> <p>Warden</p> <p>EB/DC</p>
2808	<p><b>Correspondence for Consideration and Response</b></p> <p><u>River Bourne Project</u> – This was part of the Middle Medway Plan which aimed to bring Middle Medway rivers into good quality condition. The Parish was part of the segment known as the River Bourne Project. Local land owners and other interested parties would be invited to meet and discuss the plan and councillors were welcome. Cllr Carey had already agreed to volunteer and would check and report alien plants, pick up rubbish etc along the Hadlow part of the river.</p>	DC
2809	<p><b>Questions from Members</b></p> <p>(i) Permitted Development: Clerk asked to check with TMBC Planning Enforcement to see whether the container in a resident's garden in Court Lane is still lawful.</p> <p>(ii) Common Lane – Laxton Farm Appeal: Decision still awaited.</p>	

2810	<p><b>Any Other Business</b></p> <p>Local Government Association in partnership with National Association of Local Councils (NALC) had printed 'Modelling Devolution – working together to deliver local services'. Noted.</p> <p>Hydrants: It was noted that these had been visibly marked within the parish. Further information on the programme had been provided at a Clerks Conference by Nick Silvester from Kent Fire Rescue Services; a meeting with KFRS to discuss the wide array of services they provide would be beneficial.</p>	
	<p><b>There being no further business the meeting closed at 20.55.</b></p> <p><b>Date of next meeting: Tuesday 23 July 2013 at 7.30pm, Old School Hall.</b></p> <p>Signed .....  ..... Date ..... <i>23/07/13</i> .....</p>	