

HADLOW PARISH COUNCIL

Minutes of the meeting of Hadlow Parish Council duly convened and held on Monday 12 November 2018 at 7.30pm at Old School Hall

Present: Cllrs N Collins (Chairman), C Barbary, E Bright, L Bright, D Carey, M Harvey, C Hyams, J Massy, R Morley, J Newman, E Wilkins

Also in Attendance: M Stepkowski (Parish Clerk), KCC Cllr Balfour, TMBC Cllr's Rogers & Sergison, S Edmonds (Community Warden), A Hughes (KM reporter) and two members of the public including Hadlow Park Association representative.

3935	<p>To receive apologies, reasons and approval of absences</p> <p>Apologies and reasons for absence received and approved by Council: S Richardson, R Smith.</p> <p>Other apologies noted: TMBC Cllr's Anderson (TMBC meeting)</p>	
3936	<p>To receive declarations of members' interests</p> <p>Cllr Barbary declared an interest with regards to planning application TM/18/02487/FL as an employee of architect.</p>	
3937	<p>To resolve the Minutes of 8 October 2018 as a correct record:</p> <p>RESOLVED to approve Council Minutes of 8 October 2018. Proposed Cllr Barbary seconded Cllr Newman and carried unanimously.</p>	
3938	<p>To receive an update on progress of resolutions & matters from the last full Council meeting – updates only on matters not currently on agenda</p> <p>No matters</p>	
3939	<p>To receive Chairman's report</p> <p>No report.</p>	
3940	<p>To receive oral reports from TMBC & KCC Councillors</p> <p>Cllr Balfour confirmed he would assist in funding the necessary KCC load testing on the columns required for Parish Council's Christmas motifs. He had also checked on the condemned column outside the bakery which was scheduled for replacement although he could not confirm whether it would be in time for the Community Christmas Fair.</p> <p>Social Isolation – he encouraged everyone at 'grass roots' level to respond to the Borough budget consultation supporting the necessity for funds to be available for both libraries and other social budgets. He thanked the Community Warden for all her work in this field.</p> <p>Blackmans Lane Sign – Cllr Newman thanked Cllr Balfour for the replacement signs.</p> <p>TMBC Cllr Rogers reminded members that the Leigh Storage Area expansion was to proceed and public information days had been arranged at both Hildenborough and Tonbridge Castle.</p> <p>TMBC Local Plan – Public consultation remained open until 19 November. Responses would then be collated and put to the Inspector.</p> <p>Cllr Sergison reported on the Borough Council's Economic Regeneration Advisory Board meeting of 6 November which approved the Town and District Centre's Commercial Frontages Grants Scheme which includes Hadlow. Applicants can apply for grants of up to</p>	

	<p>£5000 towards the external renovation or improvement of ground floor and upper floor commercial premises and will cover up to 80% of the eligible costs. It's envisaged that the scheme will run for a couple of years but will close once all the grant funding has been spent.</p>	
3941	<p>To receive Clerk's report:</p> <p><u>Community Christmas Fair</u> – 7 December between 4-6pm. Set up was to start at 2pm and the Old School Hall car park closed as of Thursday 6 December evening to ensure it was vacant and ready for stalls and lighting. Those attending the surgery would still be able to access parking although it would be limited. The primary school would notify all parents that the carpark would not be available for drop off or pick up on the Friday. All car park users were asked to where possible park over this period at Williams Field and walk rather than cause congestion on surrounding roads.</p> <p><u>TMBC Load Testing of columns</u> would be taking place at a cost of £1105 to the Parish Council to ensure motifs were installed on structurally safe columns.</p> <p><u>Clerks holiday</u> – Thursday 15 November returning 5 December. The admin assistant would be covering public time in her absence and any Christmas fair enquiries should be emailed to office who will pass information to Cllr Barbary who will be the Council fair representative in Clerks absence.</p> <p><u>The Hadlow Tower Visitor Centre Association</u> had donated £650 towards open space benches. The benches had been installed at corner Hope Ave corner opposite The Rose & Crown, a second at junction of School Lane and Brooks Field (with permission of landowners). In response to residents' request via social media for an additional bench at Williams Field play area and additional bench was installed.</p> <p><u>Kent Buccaneers</u> – an agreement had been signed with regards to use of the field and Hy-Arts Centre at Williams Field. Sport England had been sent the second stage paperwork which included the agreement and a response now awaited.</p>	
3942	<p>Public time & parish matters</p> <p>Community Warden reported that the role had evolved and there was an increase in welfare work particularly with those living in isolation. Due to the amount of work she would be using a vehicle some of the time but still be walking around the parish whenever possible and engaging with residents.</p> <p>With regards to issues at Williams Field including late night visitors, litter etc she was working alongside the Council to resolve matters.</p> <p>Cllr Carey noted that as part of the Parish Emergency Plan it was important to have knowledge of vulnerable people in case of an emergency event. The Community Warden agreed and would continue to liaise with the parish office.</p> <p><i>(KCC Cllr Balfour excused to attend other meeting)</i></p> <p>Cllr Collins enquired as to whether a site inspection had yet been confirmed in relation to the speed sign at Golden Green. The Clerk confirmed she was still awaiting contact details for appropriate KCC engineer contractor.</p> <p>Road Accidents on Tonbridge Road – it was noted that two accidents had occurred within days of each other on the Tonbridge road with one being a fatality.</p>	
3943	<p>To consider planning applications</p> <ul style="list-style-type: none"> • TM/18/02544/FL – Pond creation on grassland on edge of arable land. One 100-metre squared, circular-oval pond to be constructed, with a maximum depth of approximately 	

	<p>1.2m and shallow sloped sides. Spoil to be used to create pond banks and spread in vicinity. Pond created as part of Natural England scheme to provide Great Crested Newt habitat as mitigation for development. Style Place Farm, Court Lane, Hadlow. HPC Objected as insufficient information and location detail to make a decision in addition to concerns over lack of connectivity as surrounding landscape is arable.</p> <ul style="list-style-type: none"> • TM/18/02561/FL – Construction of 3 bedroom single storey, flat roof dwelling with associated hard and soft landscaping. Land Parcel K491841 West of Cinders Barn, Ashes Lane. HPC Object overdevelopment in Green Belt. • TM/18/02487/FL – Change of use and extension of existing agricultural building to form a 3 bedroom dwelling house. Boormans Farm, Court Lane, Tonbridge, TN11 0JT. HPC Agreed <p><i>(Community Warden excused to attend to duties)</i></p>	
3944	<p>TMBC Local Plan</p> <p>Council had responded to the Regulation 19 consultation and the response was available to the public on their website. The council had taken a vote via email with a majority agreeing the wording before ratifying their response.</p> <p><i>(TMBC Cllr Rogers excused to attend other meetings)</i></p>	
3945	<p>To receive reports from representatives of committees and pass such resolutions thereon as may be necessary:</p> <p><u>Planning & Environment Committee (P&E):</u> - Cllr E Bright proposed the following:</p> <ul style="list-style-type: none"> • To approve P&E Minutes 23/102018. RESOLVED to approve P&E Minutes of 23/10/2018. Seconded Cllr Newman and carried. • To receive responses to TMBC Draft Economic Regeneration Strategy. It was agreed that members would respond as individuals. • To receive update on TMBC Planning Committee Meeting with reference to Stonecastle Farm Quarry TM/00/1599/RD (KCC/TM/0418/2018). The application had been approved with several informatives including the setting up of a liaison committee with local representation. Hadlow Parish Council had been invited to join the committee and Cllr's Collins and Carey would represent the Parish with Cllr's E Bright and Harvey deputised. The first meeting was scheduled for 30 November. Cllr Harvey had attended a meeting ahead of the planning decision and reported: <p><i>KENT COUNTY COUNCIL PLANNING APPLICATIONS COMMITTEE</i></p> <p><i>10th October 2018</i></p> <p><i>ATTENDED: Mike Harvey</i></p> <p><i>SUBJECT: STONECASTLE FARM QUARRY: Application by Tarmac Trading Limited to revise the scheme of working for phases 1, 2, 4 and 5 pursuant to condition 3 of planning permission TM/00/1599/R3 at Stonecastle Farm Quarry, Whetsted Road, Five Oak Green, Tonbridge, Kent TN12 6SE (KCC/TM/0418/2 (TM/018)</i></p> <p><i>BACKGROUND: This application has been made within the overriding context of an</i></p>	

existing planning consent (TM/00/1599/R3), granted in 2002, which permitted an additional western extension to the then existing quarry (Phases 1, 2, 4 & 5). It is important to note that, due to KCC not attaching any time-limiting conditions at that time, this existing consent (with certain limitations) will remain valid until 2062.

The owner, Tarmac, ceased operations on the site about 10 years ago, since when the site has remained dormant. Tarmac now wishes to re-start operations with immediate effect (which in fact have already begun). Tarmac is entitled to re-start operations at any time under their existing 2002 consent.

PROPOSAL: Tarmac has applied to revise the approved scheme of working for phases 1, 2, 4 and 5 pursuant to condition 3 of reference TM/00/1599. The proposed changes to the working scheme are outlined below:

Phase 1 and 2 working arrangement (see plan on page C3.5) – includes the sub-division of phase 2 and reference to the required ecological surveys;

- Mineral working to be undertaken wet using a long reach excavator (i.e. below the water table without de-watering);
- Relocation of the internal haul road to follow the southern boundary of phase 1 to avoid the previously restored areas of the site along the northern boundary of phase 1; and
- Campaign working to change from 3 to 6 months each year – reducing the intensity of extraction operations whilst still avoiding wetter periods when excavated material is harder to transport without damaging the internal haul road.

The Planning Officer of KCC recommended approval, subject to Tarmac being encouraged to engage with the local community regarding their aspirations for the future working and restoration of the site.

PUBLIC COMMENTS: Four non-KCC Councillors spoke by invitation, being:

Peter Miller: A resident of Five Oak Green who spoke at the recent HPC meeting and basically made the same comments as there.

Alan Chilvers: A resident of Golden Green who attended the recent HPC meeting.

Mr Gledhill: A resident of Stonecastle Farm in Whetsted who also attended the recent HPC meeting.

Carol Mackonochie: Councillor from Tunbridge Wells Borough Council.

Their objections and comments encompassed: flood risks, location of the new extraction and processing plant, future ecology, alleged breach of previous planning conditions, poor management of the site in the last 10 years, the lack of time to respond, traffic on the A228 site junction and the importation of off-site materials. Page 2

Brendan Kelly of Tarmac also spoke by invitation and stated that the application basically consisted of minor 'tweaks' to the existing consent required in order to improve the efficiency of working on the site. Specifically:

- Wet working instead of dry working would be quieter and less dusty so would be beneficial for local residents and also for wildlife;
- The old haul road has effectively been restored, hence the need for a new one;
- 6 month rather than 3month extraction would be less intensive, as the same total quantity of material would be extracted each year.

KCC COUNCILLORS: Sarah Hamilton (local member) spoke in support of residents' concerns about traffic (A228), flooding, working patterns and future ecology.

Matthew Balfour spoke in a similar vein, as did several other KCC Councillors, and there was initially a proposal to defer a decision pending a site visit, subsequently withdrawn on

technical advice from KCC Officers – see below.

However, a weight of opinion was evident expressing serious concerns about several aspects of the application, which the Chair took note of. The Planning Officer for the case stated that:

- Tarmac were perfectly entitled to re-start workings based on their existing consent;
- No objections had been received from technical consultees, including the Environment Agency;
- KCC would need to look more closely at enforcing the removal of redundant plant & machinery on the site;
- KCC would need to look at taking action if the site were mothballed again;
- Due to the existing consent, it would not be possible to impose conditions regarding the access/egress onto the A228;
- He would like to revisit the flooding issue again with Tarmac;
- He confirmed that no importation of materials onto the site was permitted under the existing consent.

The Highways Officer also stated that KCC were currently investigating the A228 site junction and any improvement works which might be required. The clear inference was that some works would have to be undertaken – by KCC.

It was also stated by KCC Officers that a site visit would have little bearing on the current application, given the existing consent in place. That motion was withdrawn.

DECISION: By majority vote (2 objections, including Matthew Balfour) the Application was approved, subject to:

1. A 'Condition' that removed Tarmac's facility for Saturday working.
2. A 'Condition' that reversing nose be minimised (e.g. by white noise).
3. An 'Informative' that, prior to the proposed highway improvement works to the A228 junction, Tarmac be asked to ensure that all vehicles exiting the site turned left.

The Chair also stressed the importance and value of effective and regular future liaison meetings between Tarmac and the various interested local councils and residents

F&GP: Cllr L Bright reported in the absence of the F&GP Chair and proposed the following:

a) **To approve F&GP Minutes 03/10/18 & Extraordinary Minutes 30/10/2018**

RESOLVED to approve both the Minutes of 03/10/2018 and 30/10/2018. Seconded Cllr Massy and carried unanimously.

b) **To authorise** cheque and bank transfer payments.

RESOLVED to approve cheque and bank transfer payments as below, seconded Cllr Hyams and carried unanimously.

	Cheque payments	£
7372	Flash mobile welding - williams field fence repairs	72.00
7373	Reliance medical - first aid supplies	90.30
7374	Hire station - generator for bench installation	43.25
7375	Travis Perkins 2 x invs parts for bench installation	104.73
7376	4th Platform - IT quarterly support 6269	705.66
7377	Petty Cash - Impress	150.00
7378	Kent County Council - stationery, clean products, benches	1065.96

7379	Travis Perkins - Warden clothing	65.40
7380	Douglas Moat Practice - Inv11304 Stg 2 Proj Dev - HOS	238.32
		2535.62
	Payments made by Bank transfer	
10/10/2018	British Gas - care plan HOS	263.95
10/10/2018	T Loughman & Co Ltd - Invoic 10919 final paymnt cem ext retention	1841.82
24/10/2018	Clerks wages - week 32	2103.16
24/10/2018	Admin assistant wages - week 32	565.40
24/10/2018	Wardens wages - week 32	1164.76
24/10/2018	HMRC - PAYE week 32	1135.36
25/10/2018	Clerks mileage	104.13
25/10/2018	Window cleaning - Oct	55.00
25/10/2018	RM Electrical - HOS & Med centre electrical repair work	635.00
25/10/2018	R Marchant & Sons - Cem Ext surfacing	7138.80
07/11/2018	Flash Mobile Welding - play equip repair	60.00
07/11/2018	Zest Commercial - oct cleaning	427.50
07/11/2018	R M Electrical - outside MC light fault	200.00
07/11/2018	R Morley - cemetery shelter repairs	320.88
		16015.76
		18551.38
<p>c) To resolve October accounts (income, expenditure, bank reconciliation, actual against budget) RESOLVED to approve October accounts in their entirety. Seconded Cllr Collins and carried unanimously.</p> <p>d) To approve grounds maintenance contractor for 2019-20. RESOLVED to approve Landscape Services as grounds maintenance contractor for 2019-20. Seconded Cllr Barbary and carried unanimously.</p> <p>e) To approve 2019-20 Budget in principle (final approval to be made after receipt of tax base from TMBC). RESOLVED to approve the 2019-20 budget in principle. Seconded Cllr Barbary and carried unanimously.</p> <p><u>KALC (Tonbridge & Malling Area) – AGM Saturday 17 November. No representative available.</u></p> <p><u>TMBC Parish Partnership Panel: Meeting Thursday 15 November.</u></p> <p><u>TMBC Joint Transportation Board: Hadlow Village Transport Representative: No report.</u></p>		
<p>There being no further business the meeting closed at 20.47 Date of next meeting: Monday 10 December 2018 at 7.30pm at Old School Hall.</p>		
<p>SignedDate.....</p>		