

HADLOW PARISH COUNCIL

**Minutes of the virtual meeting of Planning & Environment Committee duly convened
and held on
Tuesday 25 August 2020 at 7.30pm**

Present: Cllrs M Harvey (Chair), E Bright, N Collins, D Carey, J Massy, R Morley, J Newman,

Also in attendance: M Stepkowski (Parish Clerk – Minute Taker), TMBC Cllr J Sergison, S & M Ingham

3505 To receive apologies, reasons and approval of absences

Cllr Richardson. TMBC Cllrs Anderson, Rogers & KCC Cllr Balfour
It was noted that Cllr Massy would join the meeting late due to other commitments.

3506 To receive declarations of interests

Cllr Harvey declared an interest re planning application TM/20/01653/FL & 01654/LB as neighbour.
(Cllr Massy joined the meeting)

3507 To receive an update on progress of resolutions from the last meeting 30/06/20 not on the current agenda.

It was noted that due to lack of items the July meeting had been cancelled.
Minute 3504 Community Minibuses – Insurance and MOT's had been renewed.

3508 New applications, amended applications and plans for comment (List 'B's)

- **TM/20/01616/FL** - Single storey detached garage. Dual pitched roof with gable ends. Style Place, Court Lane, Hadlow, TN11 0JU.
HPC Object to overdevelopment within the green belt, the proposed development being over-sized; however, if TMBC were to grant the application members suggested it be on the condition it was ancillary accommodation only and not dwelling.
- **TM/20/01653/FL & 01654/LB** – Extension of existing residential annexe. Annexe at Walnut Tree Cottage, High Street, Hadlow, TN11 0DG.
HPC Agreed.
- **TM/20/01655/TNCA** – T1 Ash Tree – remove major dead, damaged and broken branches, and reduce back the large primary limb growing over the driveway by approximately 3 metres to a suitable pruning point. The one limb growing over the road, reduce back by approx 2m to a suitable pruning point and H1 Laurel Hedge – trim new growth from height and both faces to neaten, reducing the height of both ends to remove the upward sweeping edge to achieve a level hedge but maintaining the arch. Both faces to be trimmed back hard but without creating holes or losing any of the screening. Bourne Grange Oast East, Carpenters Lane, Hadlow, TN11 0EJ.
HPC Agreed.

- **TM/20/01730/TNCA** – Eucalyptus to reduce to growth points (approx. 3m height and 2m lateral spread); Purple prunus to reduce to 2m; 2x birch 2m high and 2m lateral spread reduction; Lime to be re-pollard to existing growth points. 6 North Frith Park, Hadlow, TN11 9QW.
HPC Agreed.
- **TM/20/01588/FL** - Conversion of farm buildings to form 6 residential units and associated parking and gardens. Dene Park Farm, Shipbourne Road, Hadlow.
HPC Agreed.
- **TM/20/01603/LDP** - Lawful Development Certificate Proposed: Rear living room extension. Existing entrance and car access remain unchanged. Surface water to discharge to existing soak away and all other services accommodated within existing house services. 75 Hope Avenue, Hadlow, TN11 0HD.
HPC Noted.

With regards to TM/16/03534/FL it was noted that the vegetation growing between the fence and public path required attention. Cllr Newman to enter details on the KCC Report A fault system.

3509 Planning applications: results (List D's), out of area/comment & planning enforcements

Noted.

3510 TMBC & KCC matters:

Tonbridge & Malling Local Plan Examination Hearing Dates – nothing to report to date but the original dates had been amended and councillors aware and would attend the Zoom hearings.

3511 Non-planning issues:

a) Allotments & Freehold – The Carpenters Lane allotments were all in use and the request for chickens on a tenant's allotment at the Freehold and been withdrawn.

b) Trees – KCC had refunded the traffic light permit monies in the sum of £280 for works at the allotment as the lights had not been used; they would have caused congestion as KCC were also working on a manual traffic directive in the same area.

c) Foothpaths – Proposed diversion of part of Public Footpath MT119 at Hadlow –

Members considered the proposed diversion and were strongly opposed to the diversion route proposed for footpath MT119 for the following reasons:

- It will involve users of the footpath having to negotiate 3 stiles or gates to rejoin the current course of the path,
- It will be slightly longer than the usual route that walkers currently use (see below for the route that users of MT119 have been using for many years),

- The fields that the proposed diversion would cross are grazed by a flock of pedigree Lleyn sheep. This local breeding flock is unusually valuable, not only to the owner, but for a profitable sector of the agricultural industry, particularly in the Southeast. This is an important enterprise and we would want to be convinced that moving a footpath was not causing this flock, and the sheep industry in the southeast, any difficulty or risk, unless there was an exceptional over-riding reason for it,
- Any attempt to fence in the proposed new route to prevent walkers or dogs from worrying the sheep would detract from the enjoyment of the countryside of users of the footpath.
- There is an excellent alternative route that is more direct and is currently used by walkers.

Whilst no objection to the ‘official’ route being diverted from entering the back garden of The Oast House, Carpenters Lane, we would prefer the diversion to take the course of the track that ALL users of that footpath are accustomed to using. This route does not adversely impact the privacy and amenity of the residents of The Oast House and their neighbours.

Signpost Field, Kelchers Lane: The original footpath sign was now covered by hedgerow and PROW to be approached by Cllr Collins to cut back the hedge so the demark fence and sign were visible.

Hadlow Access Trail – footpath sign missing, and it was suggested that a post identifying the two alternative directions along the trail from the split close to the Forstal end of the path was installed; PROW to be contacted.

MT131 – Despite the Parish Council writing to the residents of 8 The Forstal, the properties overgrown hedge had still not been cut back and continued to impede on the public footpath; PROW and KCC to be notified by Cllr Massy.

d) COVID-19 – Currently all Council facilities bar the playgrounds were now open. After discussion it was agreed that the playgrounds at Williams Field and Signpost Field would remain closed to the public for the time being. After reviewing Government guidelines, it was concluded that regular cleaning of equipment, minimising the numbers in the playgrounds at one time, using a queuing system etc was not currently feasible. Members would continue to regularly review the position.

e) Kent Buccaneers – a request for dug outs had been received and Council representatives had met with members of the Kent Buccaneers in order that the Council had a clear understanding of the Clubs vision for the future including their wish for dugouts. Minutes of the meeting had been made available to full Council but in summary: It had been made clear from the outset of the meeting that the representatives were in no position to make decisions but that it was purely a fact-finding mission. It was however agreed that Kent Bucs could investigate costs and suitable dug out structures that did not require footings at which time Council would consider their findings. Concerns were expressed as to vandalism, anti- social behaviour, safety responsibility, structure security and the impact on neighbours. The Chair of the meeting Cllr Carey had also stressed the point that Williams Field was a community facility in which Council wished to accommodate a variety of activities and that the surrounding neighbours must also always be taken into account when any development or activity took place.

Noise concerns raised by some local resident's was raised with the club and it was agreed that music must be restricted, not played early in the morning or late afternoon and the volume should be considerate of the surrounding homes.

The meeting acknowledged the points noted above and agreed that community backing for any activities at the field was important. It was also noted that possible future housing developments within close- proximity to the park may also affect or be affected by activities and possible additional structures. Members also agreed Council consider defining in writing the position regarding Williams Field and how it's used by clubs and the public.

f) Williams Field – recent CCTV vandalism had been reported to the police and footage was available to the police.

There had been issues with pony and traps unofficially using the field and the Clerk had notified the riders that this was not allowed. There had been reports of late-night partying within the grounds and general antisocial behaviour. This had been documented and the Community Warden, PCSO and police made aware of the situation. Additional police patrols particularly at night had been requested via email.

g) Play Areas – Although these remained closed safety checks and repairs continued as scheduled. The Warden was due to fill spaces that had developed around the surfacing base of the swings at Signpost Field. Weeding, replacement caps and a general tidy up at Williams Field had been scheduled during the week.

h) Cemetery – Casket Request: Members were also asked to consider a request for a metal casket for a burial in September. There had not been time to place this on the agenda, but time was of the essence therefore the Chair agreed to consider the matter.

RESOLVED that the casket must be biodegradable in line with Hadlow Cemetery Regulations as no exceptional circumstances were evident. Proposed Cllr Harvey, seconded Cllr E Bright and carried unanimously.

Other matters noted: Cllr Newman had twice reported fly tipping in Blackmans Lane and would now call the Borough Council on the matter.

The Village Square and surrounding area – There had been a lack of general tidiness and emptying of bins within the Square and surrounding area with weeds growing through pavements particularly on School Lane and up Carpenters Lane. The Clerk would email the matter to TMBC Cllr Sergison to action on Council's behalf.

Old School Hall – Cllr Morley passed on the sincere thanks from some of the hall users who wished to thank staff for all the work they had done to the hall in accordance with government guidelines to mitigate risks to the returning hall users.

There being no further business the meeting closed at 20.51

Date of next meeting: Tuesday 29 September 2020 at 7.30pm location tba depending on COVID-19 Government guidelines

Signed

Date

Hadlow Parish Council

25/08/2020

Page | 1036