

HADLOW PARISH COUNCIL

**Minutes of the virtual meeting of Hadlow Parish Council duly convened and held on
Monday 8 June 2020 at 7.30pm**

Present: Cllrs N Collins (Chairman), E & L Bright, D Carey, M Harvey, J Massy, C Mitchell, J Newman, S Richardson.

Also in attendance: Melanie Stepkowski (Clerk & Minute Taker), E Battain (Admin Assistant), Mr & Mrs Tippin (Hadlow Park Residents Association)

4156 To receive apologies, reason and approval of absences

Approved absences: Cllrs R Morley (Joint Transportation Meeting as Council representative), & M Barrett. TMBC Cllr's Anderson, Sergison & Rogers, KCC Cllr Balfour (other meetings) PCSO & Community Warden.

4157 To receive Declarations of Interest

Cllr Massy as administrator of St Mary's – matters related to May Vault
Cllr Harvey planning application TM/20/00906/LB – near neighbour

4158 To resolve that the Minutes of 11 May 2020 are a correct record

Resolved to approve the Minutes of 11 May 2020 as a correct record. Proposed Cllr Mitchell, seconded Cllr Harvey and carried unanimously.

4159 To receive an update on progress of resolutions from the last meeting

Minute 4154 d) Contracts List – still to be produced.

4160 To receive oral reports from TMBC & KCC Councillors – TMBC Cllr Sergison
emailed to inform Council that the Cabinet and 3 Area Planning had met during May and the meetings were available on YouTube.

4161 To receive report from PCSO & Community Warden – no report

4162 To receive reports from Chairman and Clerk – Both the Hy-Arts and Parish Office
were currently being decorated. The office staff were taking the opportunity to archive and have a general sort out. The Clerk continued to respond to emails and calls during this period.

4163 Public Time & Parish Matters

Litter – an increase in litter had been noted since McDonalds had reopened and a suggestion made that the company should provide litter pickers to clear a much wider area.

KCC Report A Fault Issues: Speed Sign Visibility – vegetation was covering local speed signs, overgrown hedges and weeds on public paths throughout the parish. Mrs Tippin reported that litter and overgrown hedges were an issue on the Maidstone Road.

Bicycle planters in the village – these require attention and Cllr Massy confirmed she would be attending to them.

Cllr E Bright on behalf of TMBC Cllr Anderson thanked the parish staff and other leaders of the voluntary assistance scheme that had rallied together to support the parish.

4164 Correspondence – none.

4165 To consider planning applications as received

- **TM/20/00597/FL** – Erection of 25 dwellings comprising of 2 x one bed apartments, 8 x two bed apartment and dwellings, 11 x three bed houses and 4 x four bed houses and associated development.

HPC do not object to the principle of residential development on this site, but we do object to this specific application on the following grounds:

- The proposed scheme represents an over-development of the site in terms of the density and number of units, which is significantly greater than the surrounding properties in this part of Hadlow.
 - The parking provision is inadequate for the number of units proposed, which will result in owners /tenants parking on roads within the site, on Carpenters Lane and other surrounding roads. There is insufficient provision for visitors parking. Parking on Carpenters Lane adjoining the site must be avoided for safety reasons. Most residents lodging objections to the proposed development mention traffic as a major consideration.
 - The internal roads in the proposed development are too narrow. Congestion will be inevitable, particularly when delivery lorries or service vehicles arrive. Parking on the internal roads should be avoided.
 - The building line for plots 1-3 inclusive and 15-20 inclusive is not consistent with others in the area and is too close to Carpenters Lane, which is a narrow road. This will result in inadequate sight lines for traffic travelling both northwards and southwards on Carpenters Lane. The 30mph speed limit on Carpenters Lane should be extended northwards.
 - The potential impact and harm to the grade II listed properties (Hope Farm and Hoath Cottage) should be properly assessed, with appropriate mitigating action taken as required. Setting back the building line of properties fronting onto Carpenters Lane will help to alleviate the harm to Hope Farm and the landscaping between the site and Hoath Cottage needs to be carefully considered, retaining as many of the existing mature trees as possible and planting new mature trees as necessary.
 - At present, the primary and secondary schools and the doctors and dentist surgeries in Hadlow are full. Hadlow Parish Council accepts that this site cannot provide a solution to these issues, but any developer contributions and/or S106 monies should be directed at supporting and extending these local facilities rather than elsewhere in the Borough.
 - Most residents of the proposed development would naturally use the sports and leisure facilities at the Williams Field Recreation Ground. Any developer contributions and/or S106 monies should again be used to support and extend these local facilities in the future.
 - If a scheme is permitted, careful consideration should be given to minimising the impact of construction and worker traffic during any development, particularly on Carpenters Lane and nearby roads.
- **TM/20/00778/FL** – Clad upper parts of south and west elevations with tile hanging. The Masters House, The Maltings, Carpenters Lane, TN11 0DQ.
 - **HPC Agreed** (*decision taken ahead of meeting over email due to time constraints*).
 - **TM/20/00820/FL** – Demolition of 2 commercial buildings and yard and replace with 2 new dwellings, 1 four bed Dorma bungalow and 1 three bed bungalow. Orchard Den Works, Ashes Lane, Hadlow.
 - **HPC do not object to this planning application in principle but would make the following comments which should be taken into consideration:**

- The proposed creation of a new access/egress onto High House Lane is an improvement from the previous scheme, in our view, but the drawings and site plans provided within the application do not show sufficient detail of the access.
 - It is essential that adequate sight lines are provided by removing sufficient vegetation along the road boundary to ensure that the access/egress onto this de-restricted road is safe.
- **TM/20/00906/LB** – Erection of new partition with sky light and door across existing kitchen space under rear outshot, to provide separate utility space, with new toilet, hand basin and attendant services. 1 Church Street, Hadlow, TN11 0DB.
 - HPC agreed.

4166 To receive reports from representatives of committees and pass such resolutions thereon as may be necessary:

Finance & General Purposes

a) **To approve** payments to date

RESOLVED to approve payments to date (*see appendix a*). Proposed Cllr L Bright, seconded Cllr Richardson and carried unanimously.

b) **To approve** May accounts (bank reconciliation, income & expenditure, cost centre report and trial balance)

RESOLVED to approve May accounts in their entirety. Proposed Cllr L Bright, seconded Cllr Richardson and carried unanimously.

c) **To approve tree works** – Down To Earth quotation RF10646 and RF10597 relating to works recommended from Silva Arboriculture Ltd.

RESOLVED to approve quotations RF10646 and RF10597 Proposed Cllr L Bright, seconded Cllr Collins and carried unanimously.

d) **To approve** Volunteer Policy, Procedures and Risk Assessment

RESOLVED to approve Volunteer Policy, Procedures and Risk Assessment Proposed Cllr L Bright, seconded Cllr Massy and carried unanimously.

Planning & Environment

e) **To resolve and sign** the Minutes of the last meeting (agenda incorrect stating minutes of 22 October)

Noted that the March meeting was cancelled due to Coronavirus and that the Minutes of 25/2/20 were signed by HPC 9/03/2020.

f) **To update** Council on recent Building Condition Reports.

Cricket Club: Cllr Harvey report that himself and the Clerk had met with members of the Cricket Club to discuss recent Building Condition Report and received an update from members on works being carried out in accordance with the report. A Wiring Certificate, and a Structural Engineer's report would be provided to Council. The recommendations and works would be reviewed by the end of the summer to ensure works carried out to adequately address the issues highlighted in the report.

Maintenance repairs/improvements to the Cricket Club access road required Council approval.

RESOLVED to approve repairs/improvement to the Cricket Club access road to be paid for by the Cricket Club. Proposed Cllr Newman, seconded Cllr Morley.

Cllr Harvey also reported that the Cricket Club had received a £10,000 grant from the KCC Retail, Hospitality and Leisure Grant.

Hadlow Village Hall: A Buildings Condition Report had been received and the Village Hall Management Committee were in the process of doing maintenance works and Council were to meet with them on Thursday to ensure that essential works highlighted within the report were addressed.

g) **To update** Council on items highlighted in the May Play Area Inspection Reports

The Chair reported on the recent inspection and confirmed that he, along with the Village Warden and Clerk had inspected all faults noted with a majority only requiring minor repair. The Clerk was in process of ordering many of the parts required to complete the repairs and continued to try and source all the others.

KALC (Kent Association of Local Councils) – Cllr Massy reported that the last meeting had been cancelled.

TMBC Parish Partnership – Meeting due Thursday

Joint Transportation Board – Meeting clashed with HPC, Cllr Morley attended and would send a report to Council.

There being no further business the meeting closed at 20.39

Date of next meeting: Monday 13 July 2020, 7.30pm (virtual meeting)

Signed

Date

Appendix A

List of Cheque payments and bank transfers for approval by HPC 08/06/2020

Cheques

7504	Air Ambulance S137 (paid 1/5/20 missed off sheet)	50.00
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Faster Payments

204	4/5/20 Wardens Wages Wk8	1,232.12
205	4/5/20 Clerk Wages Wk8	2,260.01
206	4/5/20 Admin Wages Wk8	458.25
207	4/5/20 HMRC P2	1,227.73
208	4/6/20 Admin Wages W12	499.40
209	4/6/20 Wardens Wages Wk12	1,232.12
210	4/6/20 Clerks Wages Wk12	2,260.01
211	4/6/20 HMRC P2 - Second Payment .20p short	1,227.53
212	4/6/20 Rialtas - Annual Support & Maint Accounts Syst	148.80
213	4/6/20 Mason Carey - Cricket Club Building Cond Report	438.00
214	4/6/20 SLCC - Membership - Clerk	254.00
215	4/6/20 HMRC - P2 Bal of 2nd Payment	0.20
216	4/6/20 SLCC - Membership - Admin Membership	82.00

	Total Expenditure	11,370.17
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