

# HADLOW PARISH COUNCIL

**Minutes of the virtual Zoom meeting of Planning & Environment Committee duly convened and held on  
Tuesday 27 October 2020 at 7.30pm**

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**Present:** Cllrs M Harvey (Chairperson), E Bright, N Collins, D Carey, J Massy, R Morley, J Newman, S Richardson.

**Also in attendance:** M Stepkowski (Parish Clerk – Minute Taker), Mr Shilton, Mr Ansell & Ms Buisseret

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**3520 To receive apologies, reasons and approval of absences**

None

**3521 To receive declarations of interests**

None.

**3522 To receive an update on progress of resolutions from the last meeting 29/09/2020 not on the current agenda.**

Minute 3518 Ministry of Housing, Communities & Local Government White Paper  
Cllr Massy had drafted a response on behalf of Council and the Clerk confirmed full Council had approved the response via email due to time constraints.

**3523 New applications, amended applications and plans for comment (List ‘B’s)**

- **TM/20/02169/TPOC** - T1 Ash Pollard. 1 James Close, Maidstone Road, TN11 0LX.  
**HPC Agreed.**
- **TM/20/02192/PDVAR** - Prior Notification: change of use and conversion of an agricultural building to 5 no. residential dwellings (Part 3 Class Q). The Granary Caxton Place Court Lane Hadlow Tonbridge Kent TN11 0JU.  
**HPC Objects on the following grounds:**
  1. HPC believes that there may be evidence this property has not been in use as an agricultural building for in excess of 20 years. If this is the case, the basis of the Application under Permitted Development rules under Part 3 of Class Q would presumably not be valid. HPC therefore requests that TMBC undertakes a careful and comprehensive investigation of this aspect.
  2. We have not seen any evidence or commentary in any of the documents on the planning portal regarding the dedicated parking to be provided for the proposed residential units. HPC believes that adequate parking must be provided for such a scheme, but it would appear that this is not possible to achieve within the ‘red line’ boundary of the application site. HPC therefore believes that this application should not be approved as it currently stands due to inadequate parking. We

understand that parking for the current riding school use may be provided in an adjoining field, but outside the ‘red line’ application site.

3. HPC is concerned that adequate access and internal site movement for fire service and refuse vehicles has not been demonstrated or proven.
  4. HPC is concerned about the impact on some of the adjoining Grade 2 listed properties, particularly in terms of their privacy from the proposed new windows to be installed in the application property. If consent is to be granted, consideration should be given to the extensive use of obscure glass in the relevant windows.
  5. The existing vegetation adjacent to the western boundary of the application property, which we understand may be in the ownership and control of the adjoining property (The Granary), is likely to impact considerably upon the amount of light to the habitable rooms adjacent to that boundary wall.”
- **TM/20/02027/FL** - Double storey rear infill extension, additional first floor bedroom with bathroom relocated and associated works. 4 Victoria Road Golden Green Tonbridge Kent TN11 0LP.

**HPC Object:** Hadlow Parish Council objects to this application on the grounds that the proposed two-storey rear infill extension is inappropriate and not in keeping with the character of the existing rear elevation of the terrace of properties. We are also concerned that the rights of light to number 2 Victoria Road might be adversely affected and we note that a similar application for a two-storey rear extension to 2 Victoria Road has been previously refused. However, Hadlow Parish Council would not object to a rear infill extension at ground floor level only.

In the event that TMBC should decide to grant consent for the application under consideration, however, Hadlow Parish Council are concerned that the proposed cladding at first floor level would be inappropriate in the context of the character of the rear elevation of this terrace.

**3524 Planning applications: results (List D’s), out of area/comment & planning enforcements**

Noted.

**3525 TMBC & KCC matters:**

S106 Monies – Clerk had liaised with TMBC Planning Officer and TMBC Leisure Services with regards to proposed developments to which S106 monies had been requested TM/20/01588/FL (Dene Park) and TM/20/00597/FL (Carpenters Lane). Several projects were put forward for S106 consideration with both resurfacing at Williams Field and works to the Access Trail meeting the criteria. Other projects such as memorial garden at the Cemetery was potentially suitable. Clerk awaited quotes for projects in preparation and awaited TMBC request for any further information.

## 3526 Non-planning issues:

### a) Council Facilities & Buildings

- Medical Centre – Higham Roofing to return Monday 9 November to complete remedial works above the medical centre as there was still a leak; this would be undertaken at no charge to Council as considered ongoing works from the summer contract.
- Meters Williams Field – Cllr Morley had investigated issues with meters and confirmed the supply to the two buildings (Village Hall & Hy-Arts Centre), Carpark lights, Ball Court lights are three phase. These have been split with one phase serving the Village Hall, the second to the Hy-Arts and the third for the Car Park, Ball Park and CCTV equipment. Each meter was now clearly labelled and readings taken and additional readings to be taken within a month to compare against bills. The Ball Park lights are reset for winter usage 4pm to 9pm. The Village Hall Committee continued to investigate possible electricity leakage which would explain the continual high charges for power.
- Hy-Arts Toilets – repairs were required to the base of one toilet.
- Play areas and dog walking fencing – Swing parts had been replaced and additional notices installed reminding the public about COVID safe usage of the playground. Boarding at the base of three sections of dog walking fencing near the entrance to park was to be installed as fence was no longer level with the ground surface.

b) Cricket Club – A second meeting with the Cricket Club representatives had taken place on 15 October to review works completed in response to the Mason Carey Building Condition Report and to consider future works. The meeting minutes had been provided to both full Council and J McDonald (Cricket Club representative); Cllrs Harvey & Collins who had participated in the meeting were satisfied with works to date.

c) Footpaths – Warden to cut back vegetation and leaf blow the Access Trail.

d) COVID – Full Council had been sent report on review of Government Guidelines produced 13/10/20 and the effect on Council facilities. Risk assessments were updated accordingly noting that at the current time the Parish remained Tier 1 – Medium and no major changes to buildings or facilities was required.

e) S106 Monies – information noted under Minute 3525.

f) Fly Tipping & Speeding on Puttenden – The Clerk and Shipbourne Clerk agreed to monitor the situation and no further action was required at the current time.

**There being no further business the meeting closed at 20.30**

**Date of next meeting: Tuesday 24 November 2020 at 7.30pm location tba depending on COVID-19 Government guidelines**

**Signed**

**Date**

**Hadlow Parish Council**

**27/10/2020**

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