

HADLOW PARISH COUNCIL

**Minutes of the meeting of Planning & Environment Committee duly convened and held on
Tuesday 26 October 2021 at 7.30pm**

Present: Cllrs M Harvey (Chairperson), E Bright, D Carey, J Massy, R Morley, J Newman.
Also in attendance: M Stepkowski (Parish Clerk – Minute Taker), Mr & Mrs Tippin (Hadlow Park Residents Association, Christian Carter & Robert Bristow.

3577 To receive apologies, reasons, and approval of absences

Apologies approved: Councillor Collins

3578 To receive declarations of interests

None.

3579 To approve Minutes of meeting held on 28 September 2021

RESOLVED to approve Minutes of 28 September 2021. Proposed Cllr Harvey, seconded Cllr Massy and carried.

3580 To receive an update on progress of resolutions from the last meeting not on the current agenda.

Minute 3575 KALC Meeting Minutes – TMBC Local Plan Withdrawn – Clerk had reported to October Council meeting the TMBC response to question raised re Green Belt.

3581 New applications, amended applications and plans for comment (List ‘B’s)

- **TM/21/02156/FL** – Land adjacent Maidstone Road, Hadlow, Tonbridge, Kent. Change of use of land for the stationing of caravan for residential purposes, together with hardstanding and utility/dayroom ancillary to that use.

HPC objects on the following grounds:

1. The site is within the Green Belt and is outside the built Village envelope, so is situated within the open countryside. There is no safe access to the Village centre or its facilities along the A26 where the speed limit is 60mph between the site and the Village 'proper' to the south.
2. The site which the application relates to represents only a small part of the overall site (believed to be 7 plots in total) and the granting of consent could represent a precedent in relation to the other plots.
3. There are a number of apparent inaccuracies in the application, including the delineation of the plot and the statements regarding whether any development has already been started.

4. The vehicle access arrangements are not unique to the subject site and it is not clear whether the applicant has the right to utilise the access identified.
 5. The nature of the proposed development is completely contrary to the surrounding countryside and would cause significant harm to the setting and the Green Belt generally.
 6. In our view, there are insufficient "very special circumstances" in this instance which override the above concerns and the "harm" which would be caused.
 7. There is also concern about the lack of utility services to the site, particularly as regards the removal of waste.
 8. The proposed access to the site is too close to the junction of Common Road and the A26, which is an increasingly busy road junction. This is particularly relevant in the event that a more intensive development of the overall site were to be permitted in due course.
 9. Hadlow Parish Council supports the various neighbouring objections lodged with TMBC.
- **TM/21/02584/PDVLR** – Cricketers Cottage Farm, Matthews Lane, Hadlow, TN110JG. Prior notification for residential extension (Part 1 Class A): Replace conservatory with a single storey brick, timber and double glazed glass structure with tiled roof and lantern to a depth of 4.5m, maximum roof height of 4m, and eaves height of 2.42m.

Hadlow Parish Council does not object in principle to the above planning application.

However, we would observe that it would be extremely difficult for us to comment on this matter if it were a full planning application due to the absence of full floor plans and elevations showing the proposed extension in the context of the existing property.

3582 Planning applications: results (List D's), out of area/comment & planning enforcements

List D's noted.

3583 TMBC & KCC matters:

- The Local Government Boundary Commission for England (LGBCE)
<https://www.lgbce.org.uk/all-reviews/south-east/kent/tonbridge-and-malling>
<https://consultation.lgbce.org.uk/node/27207>

It was noted that our Parish in the current proposal would be located in a new Ward called "Bourne". Clerk asked to put the item on the agenda for November full Council meeting.

- The 'Booking to visit a Household Waste Recycling Centre' consultation – A report will be produced that shall be discussed by the Members of the Environment and Transport Cabinet Committee in January 2022.

Noted.

The meeting was adjourned to enable members to move the remainder of the meeting to the hall to accommodate members of the public who had joined the meeting at this point specifically to discuss the Baseball items

Mr & Mrs Tippin, Christian Carter and Robert Bristow were welcomed to the meeting by the Chair.

3584 **Non-planning issues:**

- **Baseball** – to consider external storage of equipment in container within grounds of Williams Field.

Resolved to recommend to Council purchase of shipping container to provide storage for Baseball equipment and other Council equipment at Williams Field. Proposed Cllr Newman, seconded Cllr Massy and carried unanimously.

- **Baseball** – to consider youth pitch.

Resolved to recommend to Council in principle location of youth pitch in drawing Option 1 subject to concerns noted below and to ascertain the costs of re-instating the five aside goal posts at another location within Williams Field. Proposed Cllr Harvey, seconded Cllr Massy and carried.

- **Baseball** – to consider concerns raised by Hadlow Park Residents Association relating to number of games/tournaments played at Williams Field and other related issues including noise.

Mr & Mrs Tippins put forward concerns raised by their association which were considered by members and debated with the Kent Buccaneers representatives. It was concluded that games could not be restricted to certain times and dates but that every effort would be made to try and keep one Sunday a month free of games and tournaments limited to no more than 3 for the next season. The Chair reminded everyone that Williams Field was a recreation ground and as such Council should promote it's use by the public and that baseball was a good outlet for our youth and families. He also noted that Council had an agreement with Kent Buccaneers and had made a considerable investment in equipment.

- **Baseball** – to consider as a condition to youth pitch movement of five aside goal posts to location beside playground and to consider related costs.

RESOLVED to investigate costs and then reconsider the matter. Proposed Cllr Harvey, seconded Cllr E Bright and carried.

Resolved to recommend to Council that a new agreement with the Kent Buccaneers is drafted to include both adult and youth games, pitch rental and container hire subject to review every 3 years. Proposed Cllr Harvey, seconded Cllr Massy and carried unanimously.

(The draft agreement should consider concerns raised by Hadlow Park Residents Association including possibly limiting the number of games played on a weekend, number of tournaments permitted)

At 8.35 The Tippins and Kent Buccaneers Representatives asked to be excused from the meeting and the Chair approved. The meeting then continued with the following matters.

- **KFRS/KALC fire hydrant initiative** – To consider whether to participate in the programme (2015 Council resolved not to participate as volunteers but to leave the inspections in the hands of KFRS).

RESOLVED to recommend to Council not to take up the initiative but to leave responsibility with the KFRS. However, the map identifying fire hydrant locations

within the Parish would be placed on the Old School Hall noticeboard. Proposed Cllr Harvey, seconded E Bright and carried.

- **Tree inspections report & associated matters**

Down To Earth had been scheduled to complete site visit of all areas requiring attention and quote.

- **External maintenance programme** – including exterior works to Medical Centre, perimeter fencing HOS/Medical Centre, Williams Field, Signpost Field.

Clerk updated committee on works required and confirmed a majority of works were hoped to be completed using Council staff to reduce costs.

- **Update on other Council sites maintenance/repairs/inspections**

- Two Heating Zone enabling works (P/O# 2021-01017)

Resolved to recommend to Council rejecting the Two Heating Zone system at the current time as the cost did not seem justifiable or resolve the issue sufficiently. Committee would continue to look at sustainable alternatives. Proposed Cllr Harvey, seconded Cllr E Bright and carried.

- Balance of light fittings to be upgraded to LED in HOS (quote awaited) – noted.
- Additional main outlet sockets for Parish Office (quote awaited) & relocating of fire call point from Office to Atrium – noted.
- Hy-Arts cladding replacement/repair – noted.
- Independent Fire Risk Assessment – following from KCC inspection 2018 all buildings – this had been scheduled.
- Independent Asbestos Risk Assessment – Cllr Harvey to review the current Asbestos Register and Report to ascertain whether additional independent review/assessment was required at this time.

There being no further business the meeting closed at 21.32 hours.

Date of next meeting: Tuesday 23 November 2021 at 7.30pm

Signed

Date