

HADLOW PARISH COUNCIL

**Minutes of the meeting of Planning & Environment Committee duly convened and held on
Tuesday 23 November 2021 at 7.30pm**

Present: Cllrs M Harvey (Chairperson), E Bright, D Carey, N Collins, R Morley, J Newman.
Also in attendance: M Stepkowski (Parish Clerk – Minute Taker).

3585 To receive apologies, reasons, and approval of absences

Apologies approved: Councillor Massy

3586 To receive declarations of interests

None.

**3587 To note Minutes of meeting held on 26 October 2021 were approved by Council
08/11/2021**

Noted.

**3588 To receive an update on progress of resolutions & matters from the last meeting
26/10/21 not on the current agenda.**

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

A majority of the works now to be progressed in the spring but the fencing surrounding the field at Williams Field will be attended to over the winter.

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

- Balance of light fittings to be upgraded to LED in HOS Electrician has taken a look and is preparing quotation
- Additional main outlet sockets for Parish Office (quote awaited) & relocating of fire call point from Office to Atrium – noted.
- Hy-Arts cladding replacement/repair – still awaiting quotes.
- Teleflex system for the Old School Hall has been completed and the Nest stat scheduled for installation
- Independent Asbestos Risk Assessment – Cllr Harvey had reviewed the Non-Intrusive Asbestos Report. Members were informed of his findings.
RESOLVED that unless regulations demanded periodic surveys the existing report would remain in place. Proposed Cllr Harvey, seconded Cllr Collins and carried unanimously. Clerk to check regulations.

3589 New applications, amended applications and plans for comment (List ‘B’s)

- **TM/21/02847/FL** - Demolition of existing dwelling and outbuilding; erection of detached 2 storey dwelling with associated hard and soft landscaping. Little Goblands Farm Cemetery Lane Hadlow Tonbridge Kent TN11 0LT.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/02847/FL;>

HPC objects to the above planning application. The documentation provided on TMBC's online planning portal was not sufficient to enable us to ascertain the increase in bulk (volume) of the proposed development but, based on the fact that a very similar planning application submitted in 2012 was dismissed at appeal, HPC believes that the circumstances are likely to be very similar and so would most probably constitute inappropriate development within the Green Belt.

- **TM/21/02919/FL**- Installation of 200mm external wall insulation, replacement of all windows and entrance doors. 42 Twyford Road Hadlow Tonbridge Kent TN11 0HJ
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/02919/FL;>

HPC Agreed

- **TM/21/03004/AT**- Free standing site nameboard x 1. Land South Of Hoath Cottage Carpenters Lane Hadlow Tonbridge Kent.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/03004/AT;>

HPC Agreed.

- **TM/21/02634/FL** - Construct a new horticultural glasshouse Land South Of Sedgebrooks Hadlow College Tonbridge Road Hadlow Tonbridge Kent.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/02634/FL;>

HPC Agreed.

- **TM/21/02792/FL** - Single storey rear/side extension
1 Inkerman Cottages Maidstone Road Hadlow Tonbridge Kent TN11 0DJ.
[https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/02792/FL](https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/02792/FL;)

HPC Agreed.

- **TM/21/02825/FL** - Installation of 200mm external wall insulation, replacement of all windows and entrance doors. 30 Tainter Road Hadlow Tonbridge Kent TN11 0HL.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/21/02825/FL;>

HPC Agreed.

3590 Planning applications: results (List D's), out of area/comment & planning enforcements

List D's noted.

3591 Rydon Homes Development – Carpenters Lane concerns re road safety etc

Members notified of concerns raised by a local resident to the site with regards to the houses being built so close to the sight line on Carpenters Lane, possible parking on a dangerous bend and request for double yellow lines. Cllr Harvey had written to the resident informing him of Council's objection to the original planning application expressing similar views.

Resolved to write to TMBC Planning Department and request confirmation that the build has kept in line with the Carpenters Lane sight lines provided on the original planning application and highlighting the need for traffic calming measures.

It was also noted that in application **TM/21/03004/AT** the housing estate was named Hope Orchard. Members were perturbed to see what seemed to be an official name for the area as after being consulted on the street naming had not heard from TMBC as to whether a street name had been finalised.

This added to the frustrations felt by committee as to the lack of clarification on applications, progress reports and responses to Council's requests to meet with planners on occasion over matters of concern. Cllr Harvey to write to Borough Councillors.

3592 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>

Despite concerns raised by other Parishes, members continued to support the "Bourne" Ward proposal as it achieves the Council's primary goal of keeping Hadlow and Golden Green within the same Ward. Clerk to respond to Boundary Commission.

- PROW (Public Rights of Way): Members were notified that PROW had been notified that Council wished to cancel the license to cut footpaths within the Parish and confirmation had been received and footpaths allocated to PROW contractor.

3593 Non-planning issues:

- **Baseball** – Update on youth pitch progression, storage container, planning permission, Fields In Trust, draft agreement.

Fields In Trust: No objections to the proposed youth pitch and fencing.

TMBC Planning: Confirmation received that works could be undertaken under Class A of Part 12 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The exception was the backstop fencing which exceeds the 4m permitted height within the Schedule and a planning application would need to be submitted for this item.

Storage Container: Quotes were being sought and consideration given to a flat pack container; additional information was however needed as follows:

- a) Does the supplier install & provide warranty for their work and the structure (concerns that if not installed in one go where would you safely store).
- b) Would it require a concrete base and to what specification?

Cllr Collins to investigate further.

Draft Agreement with Kent Buccaneers – The existing agreement was still to be amended to incorporate additional youth pitch.

- **General repairs and maintenance**

- HOS Main Hall Floor – quotation received in the sum of £650 to clean and reseal the wooden floor.

RESOLVED to accept the quotation for floor cleaning and seal protect. Proposed Cllr Harvey, seconded Cllr Collins and carried unanimously.

- Hy-Arts Fuse Board – No longer within safety standards and Clerk had scheduled replacement to take place week commencing 3 January 2022. Hall users had been notified that the hall would not be available during that week.
- Electric Charger Points – Cllr L Bright was chasing for an update on this matter.
- Defibrillator in the Village Square – The cabinet was still to be delivered.

There being no further business the meeting closed at 20.31 hours.

Date of next meeting: Tuesday 25 January 2022 at 7.30pm

Signed

Date