

HADLOW PARISH COUNCIL

Minutes of the meeting of Planning & Environment Committee duly convened and held on Tuesday 23 August 2022 at 7.30pm

Present: Cllrs M Harvey (Chairperson), O Baldock, E Bright, D Carey, N Collins, J Massy, J Newman.

Also in attendance: Melanie Stepkowski (Minute Taker).

3645 Apologies & reasons for absence

Approved and noted Cllr S O'Shea & Cllr S Richardson absence.

3646 To receive declarations of interests.

None.

3647 To approve Minutes of meeting held on 26 July 2022

RESOLVED to approve Minutes of 26 July 2022. Proposed Cllr Harvey, seconded Cllr Newman and carried unanimously.

3648 To receive an update on progress of resolutions & matters from the last meeting not on current agenda.

Village Hall Fencing – Amendments to the Council fencing behind the Village Hall were required to allow for two fire exit gates. Total cost of project which was being submitted for funding under S106 monies was £10,736.

3649 New applications, amended applications and plans for comment (List B's).

- **TM/22/01641/FL** - First floor extension over existing double garage to create ground floor kitchen/family room & master suite bedroom to first floor. Fenestration changes and associated works, including roof lights and new porch. New detached oak framed & weatherboarded double garage at front plus landscaping. Lonewood Cottage Maidstone Road Hadlow Tonbridge Kent TN11 0JA
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01641/FL>

HPC objects to this proposed development in relation to the proposed new garage, which appears to be in front of the building line and, in conjunction with the other proposed works represents, in our view, an over-development of the site which we believe is in the Green Belt and certainly outside of the Hadlow Built Village Envelope.

- **TM/22/01375/FL** - Erection of 8 polytunnels to cover an area no greater than 7200m². Land East Of The Ashes Hadlow College Ashes Lane Hadlow Tonbridge Kent.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01375/FL>;

HPC no objection.

- **TM/22/01462/FL** - Replacement of single storey rear extension, 1st floor extension over existing rear wing. New porch. The Brown Jug Tonbridge Road Hadlow Tonbridge Kent TN11 0AH.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01462/FL;>

HPC no objection.

- **TM/22/01472/FL & TM/22/01473/LB** - Proposed repair and restoration work to Grade II listed dwelling with the division of existing dwelling to create a self contained dwelling. The Old Red House High Street Hadlow Tonbridge Kent TN11 0DA
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01472/FL;>

HPC objects to this proposed development. The existing property has no car parking and we are concerned that the creation of a separate self-contained dwelling, which the Applicants admit will be either sold or let to a third party and which would also have no parking facility of its own, would exacerbate the severe parking problems in this busy part of the Village.

- **TM/22/01234/FL** – One storey, two bedroom self-contained barn, replacing existing outbuilding. Grimble, Ashes Lane – update on Councils comment under Section 101 Delegation Powers (the application had been inadvertently missed from regular planning application lists on HPC agendas and therefore limited time frame to respond. Not enough time to arrange a meeting due to staff holidays)

HPC noted the response: Hadlow Parish Council (HPC) **objects** to the above planning application on the grounds that it would constitute inappropriate development in the green belt and that there are no very special circumstances which apply.

The site is situated outside of the built village settlement of Hadlow in a rural area surrounded by open fields and farmland. The proposed development would impact on the openness of the green belt and be clearly visible from the footpaths and countryside to the east. In our view, it would also have an impact on the historic setting of the adjoining Grade II listed buildings and their neighbours.

- **TM/22/01568/FL & TM/22/01569/LB** - Single storey structure to enclose an existing area from the main property to an external building housing a utility room and shower room. Alterations to the barn, installing new windows, doors and skylights. Spring Place Carpenters Lane Hadlow Tonbridge Kent TN11 0EY
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01568/FL>

HPC no objection.

- **TM/22/01628/PDVLR** - Prior Notification for Residential Extension (Part 1 Class A): replacement single storey rear extension to a depth of 4.18m, maximum roof height 3.5m and eaves height of 2.3m. Maryland 9 Hadlow Park Hadlow Tonbridge Kent TN11 0HX
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01628/PDVLR>

HPC noted.

- **TM/22/01649/FL** - Erection of a marquee for a temporary period from 15th October 2022 until 15th April 2023. Hadlow Rural Community School Tonbridge Road Hadlow Tonbridge Kent TN11 0AU.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01649/FL>

HPC no objection.

- **TM/22/01691/FL** – Demolition of existing buildings and redevelopment of site to form 17 private residential dwellings with associated hard and soft landscaping. Grove Farm Maidstone Road Hadlow Tonbridge Kent
<https://publicaccess2.tmbc.gov.uk/on-lineapplications/PLAN/22/01691/FL>

HPC Objects This property is immediately adjacent to Hadlow Parish Council's boundary and, as a neighbouring Parish we wish to object to this proposed development.

The existing residential use was originally consented as part of Hadlow College's educational ownership, occupation and use of the site, which would otherwise be either agricultural land or green belt. The students were only resident on site for about 6 months a year and were bused between the site and the College so very few vehicle movements were required and we believe this was, in fact, a Condition of the original consent. In addition, students ate their meals and did their laundry at the main College site. We do not believe that conversion or redevelopment of these buildings as residential properties for the private sector is appropriate in any way and no special circumstances exist to justify it.

The site is some distance from any/all amenities such as shops, medical centre etc and there is no bus stop close by, so residents would have to rely exclusively on cars. There are no pavements on either side of the A26, which is a major trunk road with a 60mph speed limit and restricted visibility, so relying on walking or cycling would be extremely dangerous. The Applicant's traffic data appears to us to be nonsensical.

- **TM/22/01761/TPOC** - T1 (Applicants ref.) Holme Oak- re Pollard back to previous pollarding points. This is part of the trees maintenance and stopping it growing too close to the property. Standing in Group G5 of Tree Preservation Order. Glade House 4 Hadlow Park Hadlow Tonbridge Kent TN11 0HZ
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01761/TPOC>

HPC no objection.

- **TM/22/01709/TPOC** - Applicants ref T.1 Sycamore tree - Fell to near ground level. T.2 Sycamore tree, - Reduce/pollard tree overall by approx 40% by the removal of 4-5m of growth back to the vicinity of the previous reduction/pollard points and remove deadwood/ivy. (Current height of Applicants ref T.2 is approx 11- 12m, current lateral spread of T.2 is approx 6-7m. Height after reduction will be approx 7.5m, lateral spread after reduction 4.5m) Reasons for proposed work; T.1 Extensive basal decay. T.2 Repeat works to maintain size of tree and following the removal of T.1 will exposed T.2 given the lapsed regrowth from the previous/reduction points the proposed reduction work is to mitigate against branch failure. Deadwood/ivy removal for safety/aesthetics - Standing in Group G3 of Tree Preservation Order 62/10009/TPO. 18 Great Elms Hadlow Tonbridge Kent TN11 0HT
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/01709/TPOC>

HPC no objection.

3650 Planning applications: results (List D's), out of area/comment & planning enforcements.

Noted.

3651 TMBC & KCC matters:

A26 road works update: Information available on the KCC webpage:

www.kent.gov.uk/a26 The Clerk continued to liaise with KCC Officers on the project and relayed residents' concerns related to:

- Bus Routes: KCC were liaising with local bus companies to see whether a diversional route could be devised in order that Hadlow residents could still access the bus services. It was suggested that Hadlow College (North Kent College) could be a turn around point. This remained an on-going enquiry.
- Parking over the three weekends scheduled for works in October:

Weekend 1 Carpenters Lane to the Village Square would not be accessible but access from the Maidstone Road to Hadlow Old School Hall Carpark would be possible and residents and shop goers could use the carpark.

Weekend 2 There would be access from Tonbridge to Carpenters Lane but the Village Square from Carpenters Lane to Court Lane would be closed.

Weekend 3 No access from Maidstone Road with closure barriers being positioned before Court Lane. No Access from Tonbridge Road after Hadlow College.

- Pedestrians: access would be continuous throughout the works.

Concerns raised by traders and residents had been considered when structuring the works however due to cost and other operational matters it had been concluded that it was better to close the area and complete works in a shorter time rather than extending over several weeks and keeping one lane open.

3652 Non-planning issues:

- **Play Inspection Reports** – These had been received and the summary of repairs/monitoring had been viewed and works initiated where necessary.
- **Buildings and Land** – repairs and maintenance update, quotes for consideration including quotation for Hy-Arts electrical shutters

Hy-Arts Shutters: Resolved to recommend approval of Roche Shutter quotation for replacement of existing wooden shutters on the rear windows and kitchen hatch at the Hy-Arts Centre with electrical shutters in principle and upon confirmation of warranty period and any maintenance agreement. The Clerk confirmed there was an over-ride system in case of power cut. Proposed Cllr Harvey, seconded Cllr Massy and carried unanimously.

Replacement Double Glazing Windows at Medical Centre: Members discussed the proposed works and considered costs concluding that it was advisable to carry out the works to ensure the longevity of the building and in keeping with Council's aim to reduce its carbon footprint. Discussions were to be held with the Medical Centre Partners in September in which this item would be addressed before being taken to full Council for further action.

Broken Tree on Footpath – a branch blocking the footpath by Hadlow Cricket Ground had been identified and Caretaker to cut and remove.

- **Baseball** – update on Agreement, charges and administration papers

The agreement remained in Draft form with additional areas to be considered before completion. Recent removal of waste after a baseball event had highlighted the need to possibly add charges for waste disposal.

- **Cemetery** – general update and consideration of cemetery extension development

Clerk to visit and liaise with other local cemeteries such as Sevenoaks, Tunbridge Wells and Marden with regards to attaining cemetery designer and to discuss layouts and other burial matters ahead of any future development of the cemetery extension.

It was noted that August had received more burial applications than expected and it was therefore imperative that works on the cemetery extension were put in place within the next financial year.

Other Business

Before closing the meeting the following items were noted:

- Dementia Friendly Afternoon Tea on Saturday 10 September at Curran Hall in East Peckham. Minibus transportation for Hadlow residents wishing to attend was available.
- Lyons Club – Free Diabetes checks at Tonbridge High Street bridge on Saturday 10 September.
- Photocopier – consideration to replacing existing machine was to be considered and it was noted that County Supplies could possibly assist.
- Utilities – noted that there is a Tonbridge & Malling Utility Group
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There being no further business the meeting closed at 20.56

Date of next meeting Tuesday 27/09/22 2022 at 7.30pm, location Parish Office

Signed

Dated