

HADLOW PARISH COUNCIL

Minutes of the meeting of Planning & Environment Committee duly convened and held on Tuesday 24 January 2023

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

Also in attendance: Melanie Stepkowski (Minute Taker). TMBC Cllrs J Lark & H Rogers, A Blearer & M Quinnell (WPS), K Miles (Pro Vision) & 11 members of the public.

3671 Apologies & reasons for absence

Approved and noted absences: Cllr Newman

3672 To receive declarations of interests.

None.

3673 To receive an update on progress of resolutions & matters from the last meeting not on current agenda.

None.

3674 New applications amended applications and plans for comment (List B's).

- **TM/22/02640/OA** - Outline planning application (with all matters reserved except for access) for the development of 101 dwellings (Use Class C3) with play space, drainage infrastructure and attenuation areas, parking and associated infrastructure, associated access from Maidstone Road together with pedestrian and cycle links, and landscaping Development Site North Of Hadlow Park Maidstone Road Hadlow Tonbridge Kent <https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/02640/OA>

Hadlow Parish Council objects to this planning application on the following grounds:

- The site sits within the Green Belt and the Applicant has not demonstrated that 'very special circumstances' exist which would justify the removal of Green Belt designation and subsequent development for residential use. TMBC's current inability to demonstrate an adequate 5-year housing supply is not, in itself, sufficient to override GB policy under the NPPF. Major development should be focused on brownfield sites within the Borough.
- Due to the known history of flood issues on and around this site, we are not satisfied that this has been properly or adequately addressed by the Applicant in their outline design. Any substantial development of the site as proposed is likely to cause flooding problems to neighbouring properties and the A26.
- There is likely to be an adverse impact on the public footpath adjoining the southern boundary of the site in terms of loss of amenity and light pollution.
- Whilst the access onto the A26 may be acceptable for a vastly reduced scheme, a development of this scale and size would generate large numbers of vehicle movements, particularly at peak times, placing additional stress on the local road system, especially the A26 through the centre of Hadlow, and adversely affecting air quality. The High Street is a Conservation Area where traffic flow and parking is already a significant problem at peak times.

- Due to the proximity of the access to other junctions and driveways joining the A26, there is an increased risk of road traffic accidents.
 - A development of this size would also place an intolerable additional burden on the local infrastructure and services in Hadlow, specifically the medical centre, dentist, schools etc, and the location of some of these facilities does not allow expansion. Therefore, the financial contributions suggested by various Consultees are very unlikely to enable these issues to be resolved in the foreseeable future.
 - This scheme would inevitably place heavy reliance on local bus services into Tonbridge, Maidstone and Tunbridge Wells schools. These services are already at, or close to, capacity at peak times, where the current trend is for a reduction in the frequency of services.
- **TM/22/02867/CNA** - Consultation by Tunbridge Wells Borough Council (Reference:22/03563/FULL): Construction and operation of a solar photovoltaic (PV) farm and battery storage facility with all associated works, equipment and necessary infrastructure.
Reeds Solar Farm Alders Road Colts Hill Tonbridge TN12 6SR
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/02867/CNA>

HPC Noted.

- **TM/22/02870/FL** - New roof and alterations to existing garage to provide guest accommodation and gym.
Thompsons Oast Hartlake Road Golden Green Tonbridge Kent TN11 0BL
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/02870/FL>

Hadlow Parish Council has no objection in principle to this planning application, but we would want any consent to have the following conditions attached:

- The garage/gym/guest accommodation should be ancillary to the main building and not allowed to be converted into a separate property or hereditament, capable of independent sale or ownership, at a future date.
 - All future development rights for the property should be removed.
- **TM/22/02843/LDP** - Lawful Development Certificate Proposed: single storey rear extension to be added to the original part of the house
Dalema 28 Hadlow Park Hadlow Tonbridge Kent TN11 0HY
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/02843/LDP>

Hadlow Parish Council has no objections.

- **TM/22/02858/FL** - Single storey side and rear extension.
Tree Tops 12 Hadlow Park Hadlow Tonbridge Kent TN11 0HX
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/02858/FL;>

Hadlow Parish Council has no objections.

- **TM/22/02833/FL** - Installation of an overshot water wheel to provide electrical power to the Property.
Goldhill Mill Three Elm Lane Golden Green Tonbridge Kent TN11 0BA
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/22/02833/FL>;

Hadlow Parish Council has no objections.

3675 Planning applications: results (List D's), out of area/comment & planning enforcements.
Noted.

3676 TMBC & KCC matters: None

3677 Non-planning issues:

- a) To recommend to Council the revised Infrastructure Plan (V7)

It was agreed to recommend to full Council approval of V7 Infrastructure Plan to which the Village Hall at Williams Field roofing project would be included as the building was a community asset.

- b) Garage at Parish Council Allotments

The Clerk had been made aware that the garage may become vacant in the coming year and consideration to its use in the future would be forthcoming. The Clerk confirmed it was to be on the Council Asset Register and Insurance.

There being no further business the meeting closed at 9pm
Date of next meeting Tuesday 28 February 2023 at 7.30pm, location Parish Office

Signed

Dated