

HADLOW PARISH COUNCIL

Minutes of the meeting of Planning & Environment Committee duly convened and held on Tuesday 28 February 2023

Present: Cllrs M Harvey (Chairperson), O Baldock, E Bright, N Collins, J Massy, D Carey,
Also in attendance: Melanie Stepkowski (Minute Taker). TMBC Cllrs J Lark & P Montague, &
5 members of the public.

3678 Apologies & reasons for absence

Approved absences: Cllr's Newman & S O'Shea.

3679 To receive declarations of interests.

None. It was acknowledged that the Parking Plan Review affected all residents of Hadlow and therefore no declaration of interest by Members was declared.

3680 To receive an update on progress of resolutions & matters from the last meeting not on current agenda.

None.

3681 A Motion was passed to change the order of the agenda to address agenda item 6: TMBC & KCC Matters – TMBC Parking Plan Review ahead of other planning matters for expediency and convenience of members of the public who had made it known that they were attending for this item only. Proposed Cllr Harvey, seconded Cllr Collins and carried unanimously.

3682 TMBC & KCC Matters

TMBC Parking Plan Review

TMBC Cllr Montague explained that the current proposed parking plans were taking a holistic view to establish a sensible plan and all suggestions at this stage were encouraged.

The Chair gave the floor to those residents who wished to express their views to Council before the matter was considered by Members. In summary the overall feeling from both letters received from residents and public in attendance was the current plan would urbanise the village and although there were some suggested positive improvements overall the plan should be rejected.

Council then considered each plan:

DD/587/02 A26 Tonbridge Road:

Junction Carpenters Lane and A26: The proposed “No Waiting Mon-Sat, 8am-6pm” (single yellow line, marked in purple on TMBC’s plan) – This was considered extremely dangerous as any parking in this vicinity would cause visual impairment exiting Carpenters Lane.

Recommendation – proposal rejected.

High Street: Proposed “No Waiting at any time” (Double Yellow Lines) – positioning would effectively prevent the elderly and disabled from being able to park or disembark from a vehicle in a suitable and close enough area to their destination.

Recommendation – proposal rejected.

Maltings and Old Carpenters Lane: Proposed “No Waiting at any time” (Double Yellow Lines) - not seen as beneficial and the only acceptable proposals were double yellow lines on visual displays for each side road off of Carpenters Lane as they were seen to reinstate the psychology “do not park”.

Recommendation – 10m visual displays on roads off Carpenters Lane but remaining proposals rejected.

DD/587/03 A26 High Street & Hadlow Square:

Church Street – due to its narrowness and limited space, parking is normally only by house owners on the street and funeral vehicles who need access to the church.

Recommendation: proposal rejected.

The Old Barn, The Square down to Grays House: “Proposed Limited Waiting Mon-Sat, 8am-6pm, 2 hrs, no return 2 hours in marked parking bays”. It would only exacerbate the current limited parking available to visit shops and homes. The existing 1 hour only parking in the village square is rarely enforced and increasing the limitation was not seen as beneficial.

Recommendation: White marking to designate available parking bays in existing laybys but all other proposals rejected.

DD/587/04 Great Elms:

Great Elms – Proposed “No Waiting at any time” (Double Yellow Lines) - double yellow lines at the entrance from A26 seemed excessive.

Recommendation: Double yellow lines on all 10m visual displays for Great Elms and feeder roads with only 3&5 remaining unmarked.

Tonbridge Road - Proposed “No waiting at any time” (Double Yellow Lines) - along the Tonbridge Road towards and after Great Elms was seen as unnecessary as not an existing issue other than occasional Sunday church attendance. If parking was restricted, then the visitors would start encroaching on side roads that already have limited parking.

Recommendation - proposal rejected.

DD/587/05 Court Lane:

Court Lane: Proposed “No waiting at any time” (Double Yellow Lines) - on the left side of the road from A26 entrance was seen as unnecessary cost. The road is used by agricultural vehicles and as a “cut through”, with parked cars keeping to the opposite side of the road. There seemed no reason to make any adjustments, unnecessary expenditure.

Recommendation – Proposal rejected.

Appletons & The Forstal – Proposed “No waiting at any time” (Double yellow lines) - visual display lines beneficial as site impaired and heavy use of Court Lane.

Recommendation: Proposed 10m visual displays approved.

DD/587/06 A26 Maidstone Road (South):

Proposed “Limited Waiting Mon-Sat, 8am-6pm” (Single yellow line)

Pound House & Alma Place – Already restricted parking for visiting shops and for residential parking in the locations such as Pound House. The proposals would further exacerbate the problem. Parking in surrounding roads already at a premium.

Recommendation: Proposal rejected.

The Vicarage & The Terrace. Proposed “No Waiting Mon-Sat, 8am-6pm” (Single yellow line) – both seen as unnecessary. Parking in these areas particularly on the Vicarage side assists with natural traffic calming.

Recommendation: Proposal rejected.

Maidstone Road: Proposed “No waiting at any time” (Double yellow lines) – Most vehicles only park on the Vicarage side of the road and generally there are only a few parked cars around Henley House which are seen as natural traffic calming.

Recommendation: proposal rejected.

DD/587/07 A26 Maidstone Road (North) – except for visual displays, the reasons for rejecting the plan already stated on other plans.

Recommendation: - Stated under other Plans.

DD/587/08 Carpenters Lane (North)

Millview, Hope Avenue, Freehold, Water slippe, Twyford Road, Warren Gardens: Proposed “No waiting at any time” (Double yellow lines). - The extended lines on Water Slippe and Warren Gardens deemed unnecessary. The 10m visual display double yellow lines will ensure clear visual when entering road or exiting onto Carpenters Lane particularly as Carpenters Lane often has numerous parked cars on it which although may block visibility do act as natural traffic calming on a road that would be a fast-track rat run if the vehicles were not parked there.

Recommendation: all the above noted roads to have standard 10m visual display (yellow lines).

DD/587/09 Carpenters Lane (Mid):

Monypenny Close & Caxton Lane - no reason to extend the double yellow lines past the 10m visual displays on Monypenny Close but agree with double yellow line visual display for both roads.

Recommendation: 10m visual display line only on both roads.

DD/587/10 Carpenters Lane (South) – this has already been addressed under DD/587/02 A16 Tonbridge Road.

DD/587/11 Maltings Close:

Proposed “No waiting at any time” (Double yellow lines)

Kenward Court – extending the double yellow lines onto the cobbled area would ruin the aesthetics.

Recommendation: Dray Court – 10m visual displays beneficial.

Maltings Close – 10m visual displays beneficial

Toby Gardens – 10m visual displays beneficial

Old Carpenters Lane – commented on drawing DD/587/02 A26 Tonbridge Road

DD/587/12 Victoria Road & Three Elm Lane (Golden Green): Proposed “No waiting any time” (Double yellow lines) & Proposed bus stop clearway.

Victoria Road – the proposed double yellow lines on the Victoria Road Close extended to the end of #22 seems excessive although the 10m visual display lines would be beneficial providing clear site line onto the main Victoria Road.

Victoria Road by The Bell Inn - proposed double yellow lines are also too extensive with no general issues currently noted. Surely cheaper and just as effective to white Dog Bone outside #1 if there has been an issue entering or existing their drive.

Carrickstarne (Three Elm Lane corner with Victoria Road) – limited parking available and mainly used by residents so extended double yellow lines unnecessary.

Bus Stops – the proposed clearway seems unnecessary as no current parking issues in these locations. On occasion hall parking at a night event may intrude on the bus stop area but routine buses have stopped running at this point in the evening and are therefore not affected.

Recommendation: 10m Visual displays in all areas indicated on the drawing are acceptable but not elongation of these lines. Unnecessary and not cost effective to delineate the bus stop clearway.

Summary: in addition to Recommendations provided above for each Drawing the Parish Council would put forward the following suggestions from residents.

1. Re-instate all Keep Clear dropped kerbs throughout the Parish.
2. White line parking bays on A26 so it is easier to see just how many vehicles could be parking and to prevent inconsiderate parking over two bays.
3. Bump Up Box particularly along the A26 at areas such as Castle View to Hadlow Castle where cars regularly park on the pavement to ensure there is a defined line that they do not surpass ensuring safe passage for disability chairs, push chairs and other pedestrians.

(NB: Both TMBC Cllrs & Members of the public request to be excused from the meeting was accepted)

To Discuss – Update on current S106 funds received from TMBC

The TMBC Planning Obligations Officer was due to meet later in the week with the Clerk to discuss procedures and proposed projects within the Parish Council Infrastructure Plan.

3683 New applications amended applications and plans for comment (List B's).

- **TM/23/00231/FL & TM/23/00232/LB**

Conversion of the existing Grade II Listed barn into single dwelling including sub-division of the plot from Titheward Farmhouse and alteration of parking areas

Barn 4M South Of Titheward Farmhouse Three Elm Lane Golden Green TN11 0BN

HPC no objection.

- **TM/23/00301/FL**

Timber orangery to replace existing structure, new boot room and new doors.

Grimbles Oast Ashes Lane Hadlow TN11 0AN

HPC does not object in principle to this application, but we note that, due to various extensions having been undertaken to the property in previous years, the proposed extension may exceed the total permitted development for the site, as it is situated in the green belt and outside of the built Village envelope.

- **TM/23/00302/FL**

Retention of temporary marquee, for pupil dining, for the period of 16th April 2023 until 31st December 2023 (Time extension of planning permission TM/22/01649/FL)

Hadlow Rural Community School Tonbridge Road Hadlow Tonbridge Kent TN11 0AU

HPC no objection.

3684 Planning applications: results (List D's), out of area/comment & planning enforcements.

Noted.

3685 Non-planning issues:

KCC Community Services Consultation – noted.

There being no further business the meeting closed at 20.41.

Date of next meeting Tuesday 28/03 2023 at 7.30pm, location Parish Office

Signed

Dated