

# HADLOW PARISH COUNCIL

**Minutes of the Meeting of Hadlow Parish Council duly convened and held on**  
Monday 13 March 2023 at 7.30pm

**Present:** Cllrs N Collins (Chairman), O Baldock, E & L Bright, D Carey, M Harvey, J Massy, J Newman, S O'Shea,

**Also in attendance:** M Stepkowski (Clerk & Minute Taker), TMBC Cllr J Lark, Hadlow Park Residents Association Representative, E Perera (Green Party), 5 members of the public

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## **4539 To receive apologies, reason, and approval of absences**

Approved Council absences: Cllr Richardson  
Other absences: TMBC Cllr's J Sergison & S Richardson

## **4540 To receive Declarations of Interest**

Cllr Newman declared an interest as a neighbour to planning application TM/23/00336/LB and did not therefore vote on decision.

## **4541 To resolve HPC Minutes of 13/02/2023 are a correct record**

**Resolved** to approve HPC Minutes of 13/02/2023 as a correct record. Proposed Cllr Baldock seconded Cllr Harvey and carried unanimously.

## **4542 To receive an update on progress of resolutions from the last meetings held 13/02/2023**

None.

## **4543 To resolve P&E Minutes of 28/02/2023 are a correct record**

**Resolved** to approve the P&E Minutes of 28/02/2023 as a correct record. Proposed Cllr Baldock, seconded Cllr Harvey and carried unanimously.

## **4544 To receive oral reports from TMBC & KCC Councillors**

- Government bill to limit use of green belt land for housing.

“Tonbridge & Malling Borough Council has signalled its support for national planning policy reforms designed to give communities more of a say in housebuilding and local development.

Responding to a consultation on the Levelling Up and Regeneration Bill, the council has given its broad backing to the planned overhaul of existing policies which local councils have to follow. A key element of the bill is a proposal to give local planning authorities greater discretion over housing targets. It also sets out plans to limit the use of green belt land and ‘strengthen opportunities for people to influence planning decisions that affect their immediate area’.”

It was noted that the possible reforms may have influence on the Draft Local Plan and that Regulation 19 may be delayed whilst this reform is considered on a local basis.

- Housing & Planning Scrutiny Select Committee – 21/03/2023 will provide an update on the T&M Local Plan process. Noted.

**4545 To receive report from PCSO & Community Warden**

The Community Warden presented her report as part of the Annual Parish Meeting.

**4546 To receive Chairman & Clerk's Report|**

Annual litter pick – thank you to all those that took part in both Hadlow and Golden Green. The Clerk confirmed that the Parish Office continues to provide black sacks to all those residents registered on the voluntary litter pick register.

*(At the Chairs discretion planning applications were moved up the agenda for reasons of expediency and for attendees' convenience; once completed the Chair returned to the next agenda item Public Time & Parish Matters)*

**4547 Public Time & Parish Matters**

Matters addressed to KCC or Tonbridge & Malling “Report A Fault” systems:

- a) Cllr Newman reported two trees down: Access Trail and Blackmans Lane
- b) Cllr Baldock would report substantial water leak on A26/Ashes Lane junction.
- c) Cllr Baldock's previous report of damaged lamp post on the Maidstone Road traffic island had been scheduled for repair.
- d) Abandoned truck by Three Elm Petrol Station – it was noted that the abandoned truck had now been in a collision with another vehicle and the Parish Boundary Stone had been uprooted as a consequence.

A “Give Way “Sign in Court lane facing the wrong way would be corrected.

**4548 Correspondence**

None.

**4549 To receive reports from representatives of committees and pass such resolutions thereon as may be necessary:**

Finance & General Purposes Committee

a) **To resolve Payments to date**

**RESOLVED** to approve payments to date. Proposed Cllr L Bright, seconded Cllr E Bright and carried unanimously.

b) **To resolve February** accounts (including bank reconciliation, income & expenditure, cost centre report, trial balance, bank statements,)

**RESOLVED** to approve February accounts in entirety, proposed Cllr L Bright, seconded Cllr Massy and carried unanimously.

c) **To resolve** donation to Kent Surrey Sussex Air Ambulance Charity.

**Resolved** to approve a donation of £50 to the Kent Surrey Sussex Air Ambulance Charity. Proposed Cllr Newman, seconded Cllr Massy and carried unanimously.

## Planning & Environment (P&E)

### a) **Planning Applications:**

- **TM/ TM/23/00336/LB** - Listed Building Application: For the proposed works involving the removal of two windows at ground level, one of two panes the other of three and install sliding doors in their place.  
Bourneside Farm Blackmans Lane Hadlow TN11 0AX

### **HPC has no objection.**

- **TM/23/00369/RD** - Details of Condition 2 (Construction Management Plan) condition 4 (Landscaping plan and landscaping material schedule) condition 5(External Materials Schedule) Condition 9 (Waste recycling storage plan) pursuant to planning permission TM22/01935/FL Proposed demolition of former public convenience and redevelopment of site to provide 2 bed detached.  
Public Conveniences Court Lane Hadlow TN11 0DU

**Hadlow Parish Council (HPC) strongly objects** to the details of Condition 2 (Construction Management Plan) and the various other Condition documents in respect of the above planning application.

The section of Court Lane adjoining the site is subject to double yellow lines ('no waiting at any time') on both sides of the road. This is an absolute necessity due to the narrowness of Court Lane at this point and the restricted and dangerous nature of the junction of Court Lane with the A26 Tonbridge Road.

Apart from being illegal, it is completely unacceptable to allow vehicles of any size to use this section of Court Lane for collection or delivery of materials, as this would create a substantial 'bottleneck' and would inevitably cause significant congestion and increased risk of accidents at this well-known problem junction. Where larger delivery vehicles may be required, the need for stabilising side arms would most likely cause Court Lane to be completely impassable in either direction, causing a substantial build-up of westbound traffic in Court Lane and, more particularly, extreme congestion of traffic on the A26 wishing to turn left and/or right into Court Lane.

The Applicant's proposed delivery schedule gives absolutely no guarantee that vehicles will not arrive at the site during the morning and evening peak times. In our experience, deliveries will arrive whenever they happen to, whether the Contractor is on-site to receive them or not.

HPC does not believe the on-site storage proposals are feasible, particularly given that the Contractor is likely to have a skip more or less permanently in the proposed parking bay. This is likely to increase the problems in managing the site effectively, resulting in increased waiting time for delivery vehicles and longer periods of congestion in Court Lane and potentially the A26.

The proposal for Contractor's parking to be either in Appletons (there is no such place as Appletons Road in Hadlow) or in parking bays on the A26 are unworkable. Local residents' parking is at a premium and all of these spaces are already fully utilised for most of the day/night. In addition, a number of properties in Appletons are undergoing substantial building works at present. There is no alternative parking available within the immediate vicinity due to residents' parking needs and local restrictions in The Square.

HPC has been made aware that the consented site encroaches onto the public footpath owned by KCC Highways, so is not legally capable of being implemented. KCC has been notified of this fact, but HPC notes that KCC Highways do not appear to have been consulted on this matter at any stage of the original planning application (TM/22/01935/FL). TMBC also needs to check this aspect very carefully before allowing the proposed scheme to proceed and to take any appropriate action.

- **TM/23/00329/FL** – Demolition of existing buildings and redevelopment of site to form 16 private residential dwellings with associated hard and soft landscaping (Revision of refused application 22/01691/FL) at Grove Farm, Maidstone Road, Hadlow.

**Hadlow Parish Council objects to this application:**

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/22/01474/FL** – Notification of an application under the Planning Acts: Full planning application for the erection of 57 residential dwellings (Use Class C3) including affordable housing provision, a new children's day nursery and pre-school (Use Class E) alongside hard and soft landscaping including access, car parking, public open space, SuDS, and associated infrastructure. Land Formerly West Part Of Court Lane Nurseries, Court Lane, Hadlow. **(amendments/additional information received 24/01/2023 at TMBC – comment on full application recommended by 16/03/2023)**

**Planning Application TM/22/01474/FL (HPC response to additional information)**

**Hadlow Parish Council (HPC) objects** to the above planning application on the grounds that the site is within the Green Belt and comprises Grade 1 agricultural land which is in short supply. As such the NPPF prohibits development unless 'very special circumstances' can be demonstrated by the Applicant and HPC does not believe that the Applicant has achieved this.

In addition, HPC would bring a number of concerns to the attention of TMBC, which we believe are relevant in determining this application:

**Highways:**

- Court Lane is a relatively narrow road which is unsuitable for HGV's and is effectively single carriageway for most of its length from the A26 up to the site entrance due to on-street parking. Vehicles frequently have to drive on the pavement to pass through, including those of TMBC's refuse Contractor and emergency vehicles. The Applicant's revised proposals for the access/egress to/from the site onto Court Lane will do little to alleviate these issues due to the volume of traffic generated.
- The access into and egress out of Court Lane from/onto the A26 is extremely difficult at present, there having been a number of accidents in recent years, and with vehicles, particularly larger vans and HGV's, having to mount the kerb. This part of Court Lane is within the village Conservation Area and buildings already suffer damage from accidents and vibration from heavy traffic.
- The traffic survey undertaken by the Applicant is not relevant or representative, in our view. In practice many more vehicular movements would be generated by the scheme, particularly by commuters, for example, so that the Applicant's assessment grossly underestimates the additional traffic which would be generated particularly at the Court Lane/A26 junction.
- A development of this scale is likely to result in many more pedestrians, particularly children, having to use Court Lane, with a clear risk to their safety. The existing pavements are narrow in places making it extremely difficult for parents/carers with buggies.

**Infrastructure:**

- The medical centre and the dentist in Hadlow are already fully subscribed and could not cope with the additional demand which the proposed new development would generate.
- A £51,696 contribution from the developer, as stipulated by the NHS Strategic Planning & Estates Team in their response, is purely formulaic and in itself guarantees nothing in terms of additional services.
- HPC does not believe that either the medical centre or the dentist in Hadlow are capable of being expanded in terms of their physical building constraints, without relocating and/or requiring substantially higher capital investment.

**Biodiversity:**

- The Applicant's report was written after numerous trees on the site had been removed, with reference made to the historic position having been 'factored in'. HPC does not believe that this is a true or fair representation of the wildlife or biodiversity of the site and is concerned that no proper provision has been made as a result.
- The proposed development will impact adversely on green space in Hadlow. Such areas must be preserved as their benefit to both physical and mental health is well recognised.

**Scheme Design:**

- HPC is concerned about the 2½ and 3 storey elements of the scheme design, as these are not typical in Hadlow. In particular, the 2½ storeys proposed adjoining the Access Trail, The Forstal and Nursery Close are inappropriate and are likely to create overlooking with consequential loss of amenity and possibly infringing rights of light.

- HPC is also concerned that the Applicant has not fully taken into account the flood risks on the site and/or to neighbouring properties from surface water run-off, as we understand that the site was originally designated as the flood run-off when The Forstal was built.
- Car parking provision within the scheme may not even correspond to KCC minimum standards but and is still unlikely to cope with the actual demand from on-site residents and their visitors. This is likely to cause overspill parking to occur in neighbouring roads (i.e. Court Lane, The Forstal and Appletons) which are already very congested. The large majority of residents in The Forstal are elderly and many are disabled to a greater or lesser extent.
- We also understand that the existing Saplings Nursery experiences significantly more demand for car parking than stated by the Applicant. As a result, the car parking provision proposed for the new Nursery building appears to be significantly under-estimated (partially recognised by KCC in their holding objection letter), which is likely to create overspill parking to occur both within the site and also in the surrounding roads. The proposed Nursery is also likely to create light pollution to neighbouring residents.
- The inclusion of flats above the proposed replacement Nursery will overlook the Nursery garden area which HPC believes would be intrusive and would clearly result in significant safeguarding issues for the nursery.
- The Affordable Housing elements are to be welcomed in any proposed scheme, although HPC is concerned at how affordable these properties will be for local residents and workers and whether the 'affordability' will be maintained beyond the first sale.
- The Applicant has placed great weight on the use of footpath past the Churchyard as the principal pedestrian route from the site into the village centre. HPC is concerned at the safety of this route at night as it is mainly unlit.
- Evidence of sustainability is, at best, minimal.

HPC believes the above objections clearly show that the Applicant has not demonstrated 'very special circumstances' why this proposed development should be approved. If, however, TMBC is minded to grant consent in whole or in part for residential development on the site, HPC believes that the following Conditions or Restrictions should be imposed. In no particular order these are:

- Traffic calming measures should be introduced in Court Lane to reduce the speed of vehicles. This should certainly include relocating the existing 60mph speed limit to the east and might also include the introduction of speed humps between the site entrance and the A26 and a chicane (possibly with Hadlow Village gates) and/or road narrowing measures to the east of the site entrance.
- Ways in which Court Lane can be widened should be investigated, possibly including converting the northern pavement to roadway, although we fully accept that this would be controversial and problematic for the residents directly affected.
- It would also be advisable to improve the safety of the junction of Court Lane with The Forstal by introducing double yellow lines in Court Lane either side of The Forstal for a short distance.
- Overspill parking from residents of the site and their visitors into Court Lane, The Forstal and Appletons must be avoided, for the safety of existing residents and to avoid nuisance. This should be fully investigated and might be achieved by way of highly localised restricted parking and/or permits, although the practicalities, affordability and enforceability of such a scheme are unclear.

- TMBC should satisfy itself independently regarding the traffic implications of any scheme and, if appropriate, seek a new traffic survey to be undertaken at peak/normal traffic flow times.
- TMBC should also satisfy itself independently that the flood risks from surface water run-off for the site and neighbouring properties are within acceptable limits.
- A Construction Traffic Management Plan should be agreed and enforced to ensure that HGV movements during the development are carefully controlled and, in particular, that left turns from the A26 into Court Lane and the use of alternative routes (e.g. Cemetery Lane and via Golden Green) are prohibited.
- The car parking demand for the proposed new Nursery should be re-examined and, if necessary, the capacity of the Nursery reduced accordingly.
- HPC would like to see a scheme put in place to preserve and guarantee the discounted Affordable Housing element in perpetuity and to ensure that local residents and workers (i.e. from Hadlow) have first refusal wherever possible.
- All existing mature trees and shrubs etc along the boundaries of the site should be retained, in order to maintain maximum screening for neighbouring properties particularly in The Forstal, Court Lane and Nursery Close. Replacement trees will take many years to reach maturity.
- Lighting of the pedestrian footpath along the Churchyard should be improved.
- If the 2½ and/or 3 storeys elements of the scheme are to remain, adequate screening from exiting neighbouring properties should be imposed, including the use of restricted openings and opaque glazing of windows to prevent over-looking and loss of amenity.
- All permitted development rights for the scheme should be removed including a restriction on the future conversion of garages and car ports to habitable accommodation – in order to retain as much formal parking on the site as possible.
- Some of the above concerns would be ameliorated if the scheme were to be reduced significantly in size.

**4550** To receive reports from representatives of external committees and pass such resolutions thereon as may be necessary:

KALC – No meeting.

TMBC Parish Partnership – next meeting in June.

TMBC Joint Transportation – Cllr Baldock attended but there were no matters directly linked to Hadlow Parish. Minutes available on TMBC website.

TMBC Standards Committee - no meeting.

**4551** A motion to Exclude the Press and Public (to enable Council to consider any items on the agenda in which significant aspects will be of a confidential and financial nature).

Staffing – to consider Deputy Clerk Schedule as of April 2023

Resolved to approve Deputy Clerk hours of work to 32 hours (4 days) with effect Monday 20 March 2023. Proposed Cllr Collins, seconded Cllr Harvey and carried unanimously.

To consider acceptance of quotations for refurbishment of HOS Kitchen and Hy-Arts Toilets  
Resolved to approve the refurbishment of both the HOS kitchen and Hy-Arts toilets.  
Proposed Cllr Baldock, seconded Cllr Newman and carried unanimously.

Resolved to approve Tekton Estimate for HOS Kitchen £22,547.45 dated 27/02/2023.  
Proposed Cllr Collins, seconded Cllr Newman and carried unanimously.

Resolved to approve Tekton Estimate for Hy-Arts Toilets £12,350.83 dated 27/02/2023  
(S106 funds applied). Proposed Cllr Collins, seconded Cllr Harvey and carried unanimously.

**There being no further business the meeting closed at 20.48**

**Date of next meeting:**

**On Monday 17 April 2023**

**At Old School Hall**

**7.30pm**

**Signed**

**Date**

**Appendix A - Faster Payments****£**

YMCA Bird Box Materials Donation	500
Signs Scott _ inv501 Bylaws/hrse/bike signs & rail	816
MFG - Minibus Fuel DK19 Jan (LP)	60.00
Gel Creative - Inv777 Website Admin Dec-Feb	400.00
Screwfix - Inv305 Allotment Gate Latch	2.96
Hadlow Superstore - 28/2 Sundries Milk Coffee	5.69
MFG - Minibus Fuel CA65	23.45
MFG - Minibus Fuel DK19	25.42
Clerks Wages Wk52	2585.74
Caretaker Wages 52	1014.28
Deputy Clerk Wages 52	1197.84
P/C Impress	78.09
HMRC P12	1831.04
KCC - Clean/Stat Supplies Inv392/298/cr231	144.96
D Evans - Window Cleaning March	55.00
Zest - Inv5592 Hall Cleaning	620.16
N Power - Inv7876 Xmas Light Power	42.85
KCC Hadlow Primary - World Bk Day Donation GPC	100.00
Hadlow Primary Sch PTA - Donation E. Eggs	50.00
Plumbfix (screwfix) HOS Doorbell (Debit Cd)	28.99