

HADLOW PARISH COUNCIL

Minutes of the meeting of Planning & Environment Committee duly convened and held on Tuesday 23 May 2023

Present: Cllrs O Baldock (Chairperson), E Bright, N Collins, J Newman, J Massy, D Carey.
TMBC Cllr James Lark

Also in attendance: Nicola Ideson (Minute Taker).

3693 Apologies & reasons for absence

Approved absences: Cllr O'Shea & Cllr Harvey.

3694 To receive declarations of interests.

No declarations of interest were declared.

3695 To receive an update on progress of resolutions & matters from the last meeting not on current agenda.

There were no progressions to discuss.

3696 To respond to correspondence related to planning.

- a) Capel Neighbourhood Development Plan – P&E to respond on behalf of Council

The P&E Committee has drafted a letter to Capel Parish Council.

HPC support and have no reservations in relation to the proposed Capel Neighbourhood Development plan. Councillors commented that the suggested development site will cause minimal implications to Hadlow.

The letter was agreed and will be passed on to the Capel clerk.

- b) Knight Frank – request for introduction meeting with Council in relation to options for the future use of Hadlow College site on Court Lane

It was agreed that at this time it would not be appropriate to accommodate a meeting with the company. If this situation arose in the future, it would take place at a public meeting that would be advertised in advance.

Clerk to respond to Knight Frank.

- c) Appeal notice: TM/22/02870/FL Thompson Oast for noting
Noted by Councillors

- d) Informal hearing cancelled: TM/14/02816/FL Alans Hectare for noting.
Noted by Councillors.

3697 TMBC & KCC matters:

It was noted that Hadlow is now no longer under Area 1 for planning purposes and is now in Area 2. Meaning all planning applications that are deemed necessary to go to committee will now go to the TMBC Area 2 Committee rather than the TMBC Area 1 Committee.

3698 New applications, amended applications and plans for comment (List B's)

- **TM/23/00706/FL** Proposed front lean-to porch with downstairs toilet. 18 Waterslippe Hadlow Tonbridge Kent TN11 0EP.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00706/FL>;
It was agreed to raise no objection.
- **TM/23/00868/FL** Part one/part two storey side and rear extension (Revision of refused TM/22/02596/FL). 38 Maltings Close Hadlow Tonbridge Kent TN11 0EQ
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00868/FL>;
It was agreed to raise no objection.
- **TM/23/00894/TNCA** Group of 3 large declining Ash T557,558 and 559 (applicant reference) - Reduce crowns by approx 3m and remove deadwood. Group of 4 very large declining Ash T337,338,340 345 (applicant reference) within large laurel area, in advanced decline/dead. - Dismantle in sections to leave a 10m monolith deadwood habitat. North Frith North Frith Park Hadlow Tonbridge Kent
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00894/TNCA>
Noted by Councillors.
- **TM/23/00899/TNCA** Works to various trees as described in application form. North Frith Park Hadlow Tonbridge Kent TN11 9QW.
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00899/TNCA>;
Noted by Councillors.
- **TM/23/00916/AGN** Prior Agricultural Notification: Agricultural Barn (site A). North Frith Farm Ashes Lane Hadlow Tonbridge Kent TN11 9QU
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00916/AGN>;
Noted by Councillors
- **TM/23/00922/AGN** Prior Agricultural Notification: Agricultural Barn (site B). North Frith Farm Ashes Lane Hadlow Tonbridge Kent TN11 9QU
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00922/AGN>
Noted by Councillors
- **TM/23/00892/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/23/00892/FL>
Councillors wish to reiterate their previous comments made at the first application, TM/22/02870/FL, this is now at the appeal stage, agenda item 3696c above. Should the Planning Officer be minded to approve the application Councillors would like to see a condition that the guest accommodation and gym remain ancillary to the main building and not made into an independent dwelling or hereditament with the potential for separate ownership.
- **TM/23/00969/FL** Single storey front, side and rear extensions, first floor rear dormer, relocation of front entrance, glazed covered way linking house to existing garage and conversion and extension of existing garage to habitable room. 5 Signpost Field Three Elm Lane Golden Green Tonbridge Kent TN11 0BH
<https://publicaccess2.tmbc.gov.uk/online-applications/PLAN/23/00969/FL>;

The site for this application is situated on green belt land and has been previously extended a number of times. Councillors commented that approval of this application would result in an over development to the land and the footprint would not tolerate the massing and scale of the proposal; the design is poor, unsympathetic and contrary to the characterisation of the area; this application would be out of keeping with the street scene and surrounding properties.

For the reasons stated above Councillors resolved to object to this planning application and recommend refusal.

3699 Non-planning issues:

Freehold – to discuss costs related to mapping and boundaries.

It was agreed that the Parish Council needs a definitive plan of its assets including the allotment plots at the Freehold. This would be crucial to ascertain the allotment boundaries and who is responsible for the management of individual plots that aren't all Parish Council owned.

The Council agreed that the drawings and plans are a necessity but possibly not all the services offered by the surveyors. Clerk to enquire as to whether the drawings only can be provided.

**There being no further business the meeting closed at 20.36pm
Date of next meeting Tuesday 27th June 2023 at 7.30pm, location Parish Office**

Signed

Dated