

## HADLOW PARISH COUNCIL

### Minutes of the meeting of Planning & Environment Committee duly convened and held on Tuesday 27 June 2023

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

**Also in attendance:** Melanie Stepkowski (Minute Taker), Mr Lavender

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#### 3700 Apologies & reasons for absence

Approved absences: None

#### 3701 To receive declarations of interests.

Cllr Newman declared an interest with regards to planning application TM/23/01005/FL as a neighbour.

#### 3702 To receive an update on progress of resolutions & matters from the last meeting not on current agenda.

There were no progressions to discuss.

#### 3703 TMBC & KCC Matters

No matters discussed.

#### 3704 New applications, amended applications and plans for comment (List B's)

- **TM/23/01184/FON** - Application to determine if prior approval is required for the erection of a forestry building to provide storage for vehicles, machinery, equipment and wood in relation to the Fairlawne Estate. Dene Park Farm Shipbourne Road Hadlow  
**HPC no objection.**
- **TM/23/01249/TPOC** - Proposed crown lift of approx 6M to 3 x Oak trees standing on the frontage of property within G1 of TPO. The Embers Ashes Lane Hadlow  
**HPC no objection.**
- **TM/23/01121/FL** - Change of use of land for stationing of two storage containers and access land southeast of The Croft, Common Road, Hadlow  
**HPC objects as it is inappropriate to consider any application until the existing enforcement appeal has been resolved. In addition we object to the development on Green Belt land to which no special circumstances are evidenced.**
- **TM/23/01201/FL** - Section 73 application to vary/remove condition 3 (Plans list) and 4 (Ecological Appraisal) of planning permission TM/22/01141/FL (Replace existing building with garage, office and workshop building) . Titheward View, Three Elm Lane, Golden Green, TN110BN  
**HPC no objection.**

- **TM/01193/NMA** – nonmaterial amendment to planning permission TM/20/00178/FL to extend the floor space to the north-eastern and south-western ends. Lands rear of Hayward, Maidstone Road.

**HPC noted TMBC had already approved the application.**

- **TM/23/01152/LB** – Replacement roof and hung wall tiles, installation of insulation, and associated works. 1 Easterfield Cottages, Three Elm Lane, Golden Green, TN11 0BA

**HPC no objection.**

- **TM/23/01802/LDP** – Construction of outbuilding in rear garden for storage/office/gym use. 34 Carpenters Lane, Hadlow, TN110EJ

**HPC noted TMBC had already approved the application.**

- **TM/23/01015/FL** – Conversion of garage to one bedroom annex, infill roof extension to accommodate additional bedroom incorporating 6 side rooflights with associated external alterations. 19 The Freehold, Hadlow, TN11 0ES

**HPC objects: overdevelopment with a Conservation area and it would reduce property parking in an area which already has limited parking capacity.**

- **TM/23/01005/FL** – The application relates to the Old Hay Barn/Gym which is attached to the main farmhouse via a utility room. The proposed works involve the removal of two windows at ground level, one of two panes the other of three and install sliding doors in their place. Bournside Farm, Blackmans Lane, Hadlow, TN11 0AX.

**HPC no objection.**

### **3705 Appeals for noting:**

- a) **TM/21/01718FL** – Alans Hectare, Cemetery Lane, Hadlow, TN110LT – informal hearing 11/07/2023.

Noted and Cllr Collins to attend the appeal.

- b) 20/00023/USEH – Land West of Laxton Farm, Common Road informal hearing 27/6/2023

Noted.

### **3706 Approved applications for noting:**

TM/23/00966/NMA – Approved

TM/23/00868/FL – Approved

TM/23/01082/LDP – Certified

### 3706 Non-planning issues:

- a) Parking Bay Reservation request: KCC Libraries have requested a reserved bay in Old School Hall Carpark for the Librarian: Members to consider.

**Declined** as beyond Council resources to enforce.

- b) Football Pitch Williams Field: To consider the possibility of facilitating a football team at Williams Field.

Members were supportive in principle; the Clerk to send a list of questions and request further information before the matter could progress further.

- c) Drainage Hy-Arts, Williams Field: To consider additional costs related to descaling and repairing of waste drainage systems from Dyno-rod c£3100.

**Resolved** to recommend at the next Full Council meeting acceptance of the Dyno-rod quotation for excavation and descaling of waste pipes at Williams Field leading from the Hy-Arts Centre to the middle of the car park at a cost of £3100 net. Proposed Cllr Baldock, seconded Cllr Harvey and carried unanimously.

- d) Emergency Plan – To review ahead of Council approval.

Mrs Lesley Bright was thanked for continuing to update the Emergency Plan and Cllr Collins for then reviewing on behalf of Council. The registering of the Defibrillators every three months was noted and to be included in the Plan ahead of Council approval.

- e) Highways Infrastructure Plan (HIP) – To review and consider additional projects ahead of Council approval on 10<sup>th</sup> July and submission to KCC by 16 July 2023.

Clerk to prepare the HIP and include extension of the 30mph on Carpenters Lane up to the junction of Common Road.

In addition to the proposed cycle path to Tonbridge already supported by Council it was agreed that a request for footpath could also be submitted.

- f) Public Rights of Way – Establishing rights of way on the Access Trail and other areas within the Parish

Cllr Carey to initiate the process of transferring the current permissive path joining MT131 and 133 in addition to possible other paths that require determination.

- g) Cycle Path from Hadlow to Tonbridge – Update on the petition to KCC

The aim currently is to get the cycle path on to the Tonbridge local cycling and walking infrastructure plan (LCWIP) with KCC Member support. To strengthen the projects case the Members are seeking any data that can help raise the priority of the request for the cycle route such as number of cyclists using the route currently and details of any cycling facilities that are available at either end of the route.

- h) Southeast Water – To discuss possible restrictions and the effects of water shortage on Council owned land and buildings.

The clerk confirmed that the water leak on A26 Village Square by the dentist has been reported by the Parish Office and several residents.

In line with guidelines hose pipes are not permitted at the current time and this includes allotments. Tenants to be notified via notice on the allotment noticeboard not to use hosepipe to water their allotments or to fill water butts.

- i) Baseball – To discuss the Kent Bucs youth and Hurricanes Youth team integration.

In light of recent concerns raised about the tournaments, in May the Clerk asked Kent Bucs if possible, to stagger the two permitted tournaments so both are not within one month. (2 tournaments a year Agreement 2023-2027).

Hurricanes youth team – members were surprised to hear about the temporary seasonal trail of merging the Hurricanes Youth team with the Kent Bucs Youth Team. An email explaining the reasoning had been received by Council but did raise further enquiries:

1. Would the Hurricanes be covered under the Kent Bucs Public Liability Insurance and if not did they have their own insurance (a copy of which would need to be held on Parish Council file).
2. Agreement Codicil: consideration to be given as to whether a codicil to existing agreement would be necessary to ensure no further additional teams, reforms, re-structuring of the Kent Bucs was to take place before prior agreement with the Parish Council (Clerk to liaise with Kent Bucs on this matter to ensure they were aware of Council's view on this matter).
3. Invite the Kent Bucs in January to a full Council meeting to discuss the way forward for the upcoming season and to consider any plans the Kent Bucs may propose.

Great Britain Baseball U12 – Members were delighted to hear that two of the youth teams under 12's had made the British team for the tournament being held in France on 3<sup>rd</sup> to 10 July. Members to recommend to Council a donation towards the two boys' costs of attending the tournament.

- j) Allotments – To notify members of site visit to view and quote for works on a tree on plot 20 at the Carpenters Lane/A26 Allotments.

Noted.

- k) Minibuses – Update on usage and demand for volunteer drivers.

The buses continue to be used by a variety of local social groups in addition to the school with administrative duties being completed by Parish Office staff. Hadlow Primary School has assisted in promoting the need for more volunteer drivers to accommodate all the groups wishing to book trips. Both vehicles had MOT in June and passed but a few repairs will be scheduled for forthcoming months including repairs to air conditioning.

- l) Old School Hall – Update on refurbishment of the kitchen

The refurbishment has fallen behind schedule due to the time taken to fabricate the stainless-steel countertops. However, work is hoped to be completed in the next few weeks.

**There being no further business the meeting closed at 21.23 pm  
Date of next meeting Tuesday 25 July 2023 at 7.30pm, location Parish Office**

**Signed**

**Dated**