

## HADLOW PARISH COUNCIL

### Minutes of the meeting of Planning & Environment Committee duly convened and held on Tuesday 25 July 2023

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

**Also in attendance:** Melanie Stepkowski (Minute Taker), TMBC Cllr J Lark

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#### **3707 Apologies & reasons for absence**

Approved absences: Cllrs Harvey, Massy, O'Shea

#### **3708 To receive declarations of interests.**

No declarations.

#### **3709 To receive an update on progress of resolutions & matters from the last meeting not on current agenda.**

There were no progressions to discuss.

#### **3710 TMBC & KCC Matters**

TMBC Call For Sites Consultation - <https://www.tmbc.gov.uk/planning/call-sites-land-gypsy-traveller-use/1>

Members to respond independently.

Kent County Council Consultation - Local Transport Plan (deadline 18/9)

Members to respond independently.

#### **3711 New applications, amended applications and plans for comment (List B's)**

- **TM/23/01383/LRD** - Appledale Cottage Maidstone Road Hadlow Tonbridge Kent TN11 0JH. Details of conditions 3 (joinery) and 4 (method statement) submitted pursuant to Listed Building consent TM/21/02031/LB (Listed Building Application: Single storey rear extension and internal alterations to layout).  
**HPC Noted.**
- **TM/23/01414/RD** - Appledale Cottage Maidstone Road Hadlow Tonbridge Kent TN11 0JH. Details of condition 2 (above ground works) submitted pursuant to planning permission TM/21/02030/FL (single storey rear extension and internal alterations to layout).  
**HPC Noted.**
- **TM/23/01395/FL** - Land Between Birchfield And Mid Kent Nurseries Ashes Lane Hadlow Tonbridge Kent. Proposed three detached dwellings with double garages.  
**HPC No Objection.**

- **TM/23/01410/FL** - R C Auto Repairs Victoria Road Golden Green Tonbridge Kent. Variation of condition 2 (hours of operation) to amend to 07.00 and 19.00 Mondays - Fridays the hours 08.00 and 16.00 on Saturdays and the hours of 08.00 and 13.00 on Sundays and Bank holidays Pursuant to planning permission TM/17/00057/FL - Retrospective application: Change of use from Sui Generis use to B2 use to accommodate car repair works.

**HPC object to the increased hours as it is contrary to NPPF (National Planning Policy Framework) and would have a negative impact on the neighbours.**

- **TM/23/01452/LDE** - Stables And Outbuildings At Faulkners End Tonbridge Road Hadlow Tonbridge Kent Lawful Development Certificate Existing: Use of barn as stables, barn as tack room, and static caravan.

**HPC no objection.**

- **TM/23/01497/LB** - Installation of a stair lift between ground and first floor of dwelling. Spring House, Tonbridge Road, Hadlow, TN110DZ

Due to the need for expediency and as this application was not received until after the agenda had been posted it was agreed that under **Delegated Powers** the Clerk should respond to the application stating “HPC no objection.”

Proposed Cllr Baldock, seconded Cllr Collins and carried unanimously.

### **3712 Informal Hearing 11 July update – Alans Hectare**

Cllr Collins attended the informal hearing at which the Inspector gathered facts and information in preparation for a formal hearing and decision in the future. Counsel for the applicants and for TMBC outlined their positions and countered permitted challenges.

### **3713 Non-planning issues:**

**Style Place Farm** - MT149 and MT150: Residents’ Concerns Raised

This was an ongoing matter for Enforcement.

- a) **A26 Allotment Tree** – Down To Earth Quotation for tree height reduction adjacent to building and car park £800 net.

**Resolved** to recommend approval to full Council to accept Down To Earth quotation for £800 net for works to tree adjacent to the building and car park at the allotments on A26. Proposed Cllr Baldock, seconded Cllr Carey and carried unanimously.

- b) **Christmas Lights** – increase in unmetered supply with N Power for noting.

Noted.

- c) **Freehold** – Update on ACAD Mapping.

The ACAD mapping clearly identified plot boundaries and tree location. Tree works on Council allotments could now be planned bearing in mind that the allotments are within the Conservation area.

- d) **Highways Improvement Plan** – KCC response to Council submission for consideration.

Extension of 30mph on Carpenters Lane to Common Road – Highways & Transportation responded positively to the request and would proceed with ET speed survey at no cost to the Parish Council.

Wigwags – the primary school support and agreement to manage & maintain the system once installed would be necessary before any further action could be taken.

Cycle Path – this was understood to be progressing through another department. It was however noted that due to the costs involved it may be a split project. Members thought that as an alternative to this and or in line with the project it may be worth applying for funding for the extension of a footway along the A26 from Ashes Lane. Clerk to make enquiries.

- e) **S106 Plan** – update of 2023 submission and awards received.

Application for Hy-Arts refurbishment of toilets has been submitted under S106 TM/20/00597/FL; award awaited.

- f) **Hy-Arts** – Dynorod works update.

Work completed and Clerk to apply for funding through S106 TM/20/00597/FL.

- g) **HOS (Old School Hall)** – Kitchen refurbishment update

Works completed and final payment due. Costs related to the damaged bin drawer have been kindly covered by Tekton the installation contractor.

**There being no further business the meeting closed at 21.57 pm  
Date of next meeting Tuesday 22 August 2023 at 7.30pm, location Parish Office**

**Signed**

**Dated**