

HADLOW PARISH COUNCIL

Minutes of the meeting of Planning & Environment Committee duly convened and held on Tuesday 26 September 2023

Present: Cllrs O Baldock (Chairperson), E Bright, N Collins, D Carey, J Massy,
Also in attendance: Melanie Stepkowski (Minute Taker), TMBC Cllr Crisp

3721 Apologies & reasons for absence

Approved absences: Cllr's M Harvey, J Newman, S O'Shea, J Kennet, KCC Cllr Hudson, TMBC Cllr J Lark

3722 To receive declarations of interests.

None.

3723 To receive an update on progress of resolutions & matters from the last meeting not on current agenda.

There were no progressions to discuss.

3724 TMBC & KCC Matters

1. TMBC agenda for Housing and Planning Scrutiny Select Committee on 18th July 2023 – topics of particular interest to Parish Council

Two topics on the agenda were of particular interest to the Council and Cllr Carey summarised:

- a) Biodiversity Net Gain Protocol – Central government were yet to finalise the guidelines, however TMBC were already following the law and guidelines in respect of larger planning applications having to allow for 10% net gain as a minimum as of November 2023 with it being mandatory for small applications as of April 2024. The protocol was of particular interest to Members as there were potential large applications in the pipeline within the Parish.
 - b) 23/24 Work Programme – Infrastructure Development Plan – Water Strategy: As part of the setting of the Local Plan TMBC have the option to amend the existing 125 liters per day per person allowance to a reduced 110 liters per day which would slightly reduce the overall water usage within the Borough as part of the overall environmental strategy.
Concerns over water pollution were also raised and noted. The Parish Council would write to TMBC in support of any actions to reduce water usage and bring the matter to the attention of the next local branch of the Kent Association of Local Council's meeting.
2. Draft Economic Development Strategy 2020-23 – public input requested on the Active Travel Strategy.

It was agreed that responses to the consultation would be on an individual basis.

3725 Regulation 16: Notice of the submission of the Capel Neighbourhood Development Plan – Consultation started 5 September for six weeks.

Noted.

3726 New applications, amended applications and plans for comment (List B's)

- **TM/23/01897/LDP** – Single storey rear extension and dormer to the rear. 5 Signpost Field, Three Elm Lane, Golden Green, TN11 0BH.
HPC Noted.
- **TM/23/01870/TNCA** – 1 x Yew (applicants ref. T1) – cut back part of one low limb as indicated in annotated photo attached to e-mail dated 30th August 2023, Prune low crown growing towards wall and garage roof to ensure a clearance of 1.5m with maximum pruning diameter approx. 50mm and all cuts to be made to suitable secondary growth points maintaining shape and form, (1 x dead Weeping Ash) (applicants ref. T2) – Fell and replant). St Mary's Church, Church Street, Hadlow, TN11 0NB.
HPC No Objection.
- Prior notification under Class J of Part 14 Schedule 2: Installation of 100x roof mounted solar panels. Boormans Farm, Court Lane, Hadlow, TN11 0JT
HPC Noted.
- Prior notification under Class J of Part 14 Schedule 2: Installation of 150x roof mounted solar panels. Victoria Farm Land, Victoria Road, Golden Green.
HPC Noted.

TM/23/01838/FL - Conversion of loft to habitable room incorporating roof extension, rear dormer, side window and roof light to front and rear roof slope. Court Lane Farmhouse Court Lane Hadlow Tonbridge Kent TN11 0DP.

HPC No Objection.

3727 Planning applications: results (List D's), out of area/comment & planning enforcements
Noted.

3728 Non-planning issues:

- a) **The Carbon Literacy Project** – awareness of the carbon dioxide costs.
The project was interesting but not considered particularly significant to Council carbon targets.
- b) **Highways Improvement Plan** – no additional information was presented about school wig-wags. The Clerk to meet with Hadlow Primary School Headteacher in due course.
- c) **Footpaths:** landowner setting out rights: path off Victoria Road and round reservoir for discussion.
Noted.

Access Trail – Council agreed to liaise with Mr Lydon from Hadlow College about the possibility of making the existing trail adjacent to Victoria Road from a Permissive Path into a Public Rights of Way. It was also agreed to gather information about the usage of

the path by members of the public pre-1990's possibly using the Parish Newsletter to spread the word.

- d) **Joint Transportation Board September Meeting** – Off road Cycle path for the A26 Hadlow Road to Hadlow

TMBC Cllr Crisp attended the meeting at which Mrs Bullion presented a good case for the proposed cycle lane. The planned route was discussed and the costs involved, which could possibly be a stumbling block to completion of the whole route as one project. However, there was good support and those involved remained positive.

- e) **Tree Inspection Report:** Consideration of aerial inspection to assess the tree banding on the Horse Chestnut Tree in Old School Hall Carpark in addition to the ground level inspection completed by De Silva Arboriculture.

Resolved to approve an aerial inspection led by De Silva Arboriculture. Proposed Cllr Baldock, seconded Cllr Bright and carried unanimously.

- f) **Allotments** – To acknowledge completion of October 2023-September 2024 tenancy agreements and invoicing.

The Clerk confirmed that the tenancy agreements and sales invoicing had all been completed and unwanted allotments reallocated.

- g) **2024-25 Budget** – to initiate talks on projects for consideration during the next financial year.

Resolved to recommend to Council the following new projects for consideration in 24-25 Budget.

Access Trail improvements to paths
Cycle path from Hadlow to Tonbridge
Replacement Minibuses

Proposed Cllr Baldock, seconded Cllr Collins and carried unanimously.

- h) **Christmas Lights & Tree** – Update on this year's plans

Costs for installation and maintenance have not yet been received, which has delayed the application process with TMBC. Clerk to update members once more information is available.

- i) **Cemetery Extension Development** – Progress update

A meeting with a cemetery professional was informative and information provided has been of assistance in planning the new area. The Office staff are presently obtaining prices and designs for cemetery extension for presentation and consideration soon.

There being no further business the meeting closed at 21.20
Date of next meeting Tuesday 24 October 2023 at 7.30pm, location Parish Office

Signed

Dated