

HADLOW PARISH COUNCIL

**Minutes of the Meeting of Planning & Environment Committee duly convened and held
on
On Tuesday 24 June 2025 at 7.30pm in Parish Office**

Committee Members Present: Cllrs O Baldock (Chairman), E Bright, D Carey, N Collins, M Harvey, J Massy, J Newman

Also in attendance: M Stepkowski (Parish Clerk & Minute Taker), Mr Burrows (resident)

3869 Apologies & reasons for absence.

Apologies noted: KCC Cllr Hudson & TMBC Cllr's Lark & Crisp

3870 To receive declarations of interest.

None.

3871 To receive an update on progress of resolutions & matters from the last meeting not on current agenda.

No updates.

3872 TMBC & KCC Matters.

No reports.

3873 New applications, amended applications and plans for comment (list B's).

- **25/00926/PA** – Change of use from agricultural to domestic use. No changes to the site or boundaries will be made. Land adjoining Easterfield Farm, Three Elm, Golden Green.

HPC No Objection

- **25/00948/PA & 25/00949/PA** (Listed Building App) – Conversion of garage into a room plus storage area. The storage area will be accessed from the outside via the existing garage door with no change to the exterior. Bourne Grange Oast West, Tonbridge Rd, hello, TN11 0DZ

HPC No Objection

- **25/00957/PA** - details of condition 3 (materials) pursuant to planning permission TM/22/01474/FL planning application for the erection of 57 residential dwellings [use class C3] including affordable housing provision, a new children's day nursery and preschool [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.

HPC No Objection but notes details of condition 3 (materials) pursuant to planning permission TM/22/01474/FL planning application for the erection of 57 residential dwellings [use class C3] including affordable housing provision, a new children's day nursery and preschool [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.

The Parish Council wishes to re-iterate previous concerns about the long term management and ownership of play area and other landscaping as the Parish Council has already resolved not to be prepared to take responsibility for hard/soft landscaping including access, car parking, public open space and other infrastructure: Please refer to Planning & Environment Committee Minute 3866

3866 To resolve Councils decision after discussion at previous meetings not to adopt any amenities such as play spaces, allotments, paths etc in relation to the Dandara planning application for Land Formerly West Part of Court Lane Nurseries, Court Lane, Hadlow, TN11 0BL

Resolved and ratified Council's decision not to adopt or be held responsible for any amenities such as play spaces, allotments, paths, vegetation etc. related to the Dandara planning application and proposed development on land formerly west part of Court Lane Nurseries, Court Lane, Hadlow, TN11 0BL. Proposed Cllr Baldock, seconded Cllr Bright and carried unanimously.

- **25/00969/PA** - details of condition 14 [hard and soft landscaping] pursuant to planning permission TM/22/01474/FL. Full planning application for the erection of 57 residential dwellings [use class C3] including affordable housing provision, a new children's day nursery and preschool [use class E] alongside hard and soft landscaping including access, car parking, public open space, SuDS, and associated infrastructure.

HPC noted the Conditions for application TM/25/00969/PA and has re-iterated its position as set out below:

Planning & Environment Committee Minute 3866

To resolve Councils decision after discussion at previous meetings not to adopt any amenities such as play spaces, allotments, paths etc in relation to the Dandara planning application for Land Formerly West Part of Court Lane Nurseries, Court Lane, Hadlow, TN11 0BL

Resolved and ratified Council's decision not to adopt or be held responsible for any amenities such as play spaces, allotments, paths, vegetation etc. related to the Dandara planning application and proposed development on land formerly west part of Court Lane Nurseries, Court Lane, Hadlow, TN11 0BL. Proposed Cllr Baldock, seconded Cllr Bright and carried unanimously.

- **25/00956/PA** – Non-Material amendment to planning permission 22/01474/FL for the provision of an electricity substation at. Eastern part of the site to comply with Part L of Building Regulations. Land formerly West part of Court Lane Nurseries, Court Lane, Hadlow.

HPC Noted

- **25/00843/PA** - retrospective application to convert detached garage to an annex to main house and addition of a triple open store/carport. South Lodge, Shipborne Rd, Hadlow, TN11 9NR.

HPC Noted

3874 Planning applications: results (List D's) out of area/comment & planning enforcements for noting.

List 'D's noted.

3875 Invitation to meet with Redrow - Proposed development off Carpenters Lane – Members to consider meeting with Redrow ahead of planning application submission to provide exchange of information only

Resolved to meet with Redrow to gather information about their possible planning application for housing development off Carpenters Lane. Proposed Cllr Baldock, seconded Cllr Collins and carried unanimously.

It was agreed that ahead of the meeting the Parish Office would communicate with public services within the Parish such as primary and secondary schools, Barnies, dentist and doctors to ascertain the possible effects upon their services if a large development within the Parish was permitted.

It was noted that at next HPC meeting Members would rescind the P&E Motion 3864 and also meet with B.Yond developers.

3876 Non-planning issues.

a) Work Nest – Draft Health and Safety Policy Manual for consideration ahead of their site visit: to note any amendments

Change of the word “company” to Parish Council was noted and the document approved.

b) Kent Tree of the Year – Invitation to participate in competition: decision required

Resolved to participate in Kent Tree of the Year submitting the Cherry Tree at Pound House. Proposed Cllr Carey, seconded Cllr Baldock and carried unanimously.

c) Tree Matters – Down To Earth Quotation for Works and Tree Audit Report – Clerk to update

Costs for cutting back trees at Williams Field around the shipping container were confirmed at £500 (five hundred pounds) and works scheduled. Costs in relation to tree works in St Mary's and other areas were still awaited.

d) Replacement Shipping Container, Williams Field – progress update

Transportation costs were expected to be around £250 (two hundred and fifty pounds) net, although issues relating to delivery onto grass were yet to be resolved. S106 funds were unlikely to be available for this particular project.

e) Temporary Road Closure, Blackmans Lane – Openreach works for information purposes

Noted.

f) St Mary's Gate Posts – to update on actions to date and move forward

Heritage Consulting had agreed to consider the project and their quotation was awaited.

g) Building Conditional Survey – to confirm which buildings are to be surveyed and those requiring a five-year repair/maintenance schedule drawn up.

It was agreed to request quotations for comprehensive building conditional surveys for Parish Council owned assets/leases as followed

Old School Hall, Hadlow Medical Centre, Hy-Arts Centre, Golden Green Mission Hall (lease), Golden Green Bus Shelter, Hadlow Allotment Garage, Hadlow Cricket Pavilion, Hadlow Cemetery Memorial Wall

There being no further business the meeting closed at 20.37 hrs.

Date of next meeting: Tuesday 29 July 2025 at 7.30pm at Parish Office

Signed

Date