

HADLOW PARISH COUNCIL

Minutes of the Meeting of Planning & Environment Committee duly convened and held

on

On Tuesday 18 November 2025 at 7.30pm in Old School Hall

Committee Members Present: Cllrs O Baldock (Chair), T Burrows, E Bright, D Carey, M Harvey, J Massy, J Newman

Also in attendance: M Stepkowski (Clerk & Minute Taker), TMBC Cllr Lark, HPRA representative and 14 members of the public

3904 Apologies & reasons for absence.

Apologies noted and approved: Cllr Collins

Apologies noted: KCC Cllr Hudson

3905 To receive declarations of interest.

None noted.

3906 To receive update on progress of resolutions and matters from the last meeting not on the current agenda

No items

3907 TMBC & KCC Matters.

Reforms to the statutory consultee system consultation: A government public consultation is now open with a deadline for completion 13 January 2026. It was noted that the proposed restrictions to statutory consultees list could result in Parish Councils and local voices not being heard. It was hoped that everyone would respond to the consultation and show strength in numbers to attempt to protect the right to be consulted on planning developments.

3908 New applications, amended applications and plans for comment (list B's).

- **25/01834/PA** - Outline Planning Permission (Major Development) -B.Yond Homes Ltd Land West Of Court Lane Farmhouse, Court Lane, Hadlow, Tonbridge.
Outline Application: All matters reserved except for access for the erection of up to 116 residential units with associated infrastructure and the provision of community car parking

Hadlow Parish Council has resolved to object to this application and would strongly recommend Refusal by TMBC Planning Directorate.

The reasons given are as follows: -

1. There appears to be no consultation with South East Water who are the water supply company. Given the known water shortage and continuing Hosepipe ban in this area we find this unacceptable.

2. The supplied speed figures do not address the speeds at the proposed development site as they were taken just East of the end of the 30mph limit and were measured in the 60mph area of the road.
 3. The anticipated traffic movements from the development on Court Lane have been based on historical data from 3/4yrs ago and therefore do not consider the Danadara developments additional traffic movements. Therefore, HPC request that before any decision is made on this application, a new traffic census is conducted after the Danadara development is completed and occupied.
 4. No account has been taken of the additional traffic that could increase due to developments anticipated in East Peckham, as traffic from the Western end of East Peckham already use Court Lane any additional traffic from developments will exacerbate any increases from the B.Yond development.
 5. It is apparent that the accumulative effects of these developments (Dandara Court Lane, 57 Houses, Redrow Carpenters Lane, 100 houses, B.Yond Court Lane a further 116 Houses) has not been considered. Whilst individually each development may be acceptable, when put together they become unacceptable and unsustainable, given the limited infrastructure available in the village. The village GP practice is over subscribed as will be the school if this development is approved.
 6. HPC do not consider the proposed development to be "Grey Belt". The Green Belt covers this site and legally the Green Belt is defined in Planning legislation, "Grey Belt" has no definition of any kind and appears to be determined at the whim of the developer or the Planning Authority.
 7. The land concerned is excellent Agricultural soil and varies between G1 and G2 with a very small area G3a. Kent and the South East in general has the best Agricultural soils in the country, the continuous allowing of building on this land threatens the future food security of the nation.
 8. Additional concerns regarding the boundary treatment of the site. The proposed screening of the rear gardens of the residents in Court Lane is considered unacceptable, the developers documentation states that the proposed tree planting on this boundary will take at least 20yrs to become effective screening, this is an unnecessary imposition on those residents' amenity. There also appears to be no protection for existing hedgerows abounding the site, these hedgerows are well established and contain natural highways for many species.
- **25/01830/PA** - Listed Building Consent - Barn North Of The Poult House, Ashes Lane, Hadlow, Listed building application: Proposed external and internal alterations to existing barn outbuilding.

HPC No objection

- **25/01828/PA** – Listed Building Application – The Poult House, Ashes Lane, Hadlow, TN119QU. Proposed internal ground and first floor alterations to dwelling.

HPC No objection

- **25/01755/PA** - Minor Material Amendment S73 (Householder) - The Maltings, 26, Carpenters Lane, Hadlow, Tonbridge, TN11 0DQ. Section 73 application to vary condition 4 (Resident age restriction) of planning permission TM/85/1593 to allow flat 26 to be occupied without the age restriction.

Hadlow Parish Council strongly objects for the following reasons:

- Loss of amenity to existing residents (accommodation for senior and retired people)
- The change could mean potential increased traffic movements, parking demand; there is already overflow parking onto Old Carpenters Lane due to the restrictive parking availability
- Lowered age group could potentially increase household activity

3909 Planning applications: results (List D's) out of area/comment & planning enforcements for noting.

Noted.

3910 To receive an update and make recommendations to full Council on the following matters:

Local Plan: To note public meeting at Old School Hall on Sunday 30 November

It was noted that a public meeting with Matt Boughton (TMBC Leader) had been arranged for Sunday 30 November 2025 at the Old School Hall, Hadlow, TN11 0EH at 12.45 to 2.45pm.

There being no further business, the meeting closed at 20.53hrs.

Date of next meeting: Tuesday 16 December 2025 at 7.30pm at Parish Office

Signed

Date