

HADLOW PARISH COUNCIL

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

On Tuesday 16 December 2025 at 7.30pm in Old School Hall

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

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

3911 Apologies & reasons for absence.

Apologies noted and approved: Cllr M Harvey

Apologies noted: KCC Cllr Hudson & TMBC Cllr Lark

3912 To receive declarations of interest.

None noted.

3913 To receive update on progress of resolutions and matters from the last meeting not on the current agenda

No items

3914 TMBC & KCC Matters.

To consider funding of the TMBC Anti-Social Behaviour Team for 2026/27 and the benefits for the Parish

Resolved to approve funding in the amount of two hundred and fifty pounds for 2026 and an additional two hundred fifty pounds for the following year (2027) to be paid in due course. Proposed Cllr Baldock, seconded Cllr Newman and carried.

3915 New applications, amended applications and plans for comment (list B's).

No applications.

3916 Planning applications: results (List D's) out of area/comment & planning enforcements for noting.

25/02551/OUT – Outline planning application – land to the northwest of Paddock Wood, Tonbridge. (with all matters reserved except access) for up to 770 dwellings, 3no. Gypsy/Traveler pitches, a local center (up to 700sqm of Class E (a)&(f) uses, a primary school, safeguarded land for a secondary school, outdoor sports provision, public open space, landscaping and associated infrastructure.

HPC strongly object to this application on the following grounds:

Pressure and compounded impact on areas below taking into consideration future development plans within the locality of not only Paddock Wood but more importantly the surrounding villages.

- **Roads & Transport:** Surrounding roads and transport within the vicinity adding to congestion bearing in mind the nature of the road network i.e. limited trunk routes and numerous country lanes.
- **Impact on parking, public transport:** Bus services have already been reduced, trains and overall transport infrastructure particularly during rush hours will be overwhelmed.
- **Public Facilities:** School facilities will not be able to cope with such an increase in pupil numbers, proposals to fill spaces in existing schools in adjacent to villages where residents live further exacerbates pressure on the road network and other infrastructure.
- **Medical Facilities** – Hadlow medical facilities at capacity and in the past East Peckham doctor's surgery was closed. Not only shortage of GP's but also accommodation limitation, parking.

Hospitals: In the wider context local hospitals are already at capacity and would not be able to maintain a suitable level of service with a vastly increased population.

- **Air Pollution:** A26 will be at a standstill due to increased traffic volumes and with engines idling this must lead to an increase in the levels of harmful pollutants.
- **Other Concerns:** A26 Designated emergency Routes which could be severely impacted.

3917 To respond to Tonbridge & Malling Local Plan (as deferred to Committee for submission by HPC meeting 08/12/2025)

The following will be the response to the email received by TMBC Planning Policy Team.

Hadlow Parish Council has considered the online consultation document for the Local Plan and encouraged residents to respond. However, we have received numerous comments from both Councillors and residents that the Consultation document is not easy to comprehend and difficult to input relevant comments. It is considered restrictive and undemocratically designed.

We would like the following matters that are of concern to Hadlow residents to be considered when formulating the Plan and in particular development within our Parish and the surrounding villages.

- **Loss of Green Belt** and the dubious designation of Grey Belt
- **Pressure and compounded impact on areas** below taking into consideration future development plans within the locality of Hadlow, East Peckham, Paddock Wood and the surrounding villages.
- **Roads & Transport:** Surrounding roads and transport within the vicinity, adding to congestion bearing in mind the nature of the road network i.e. limited trunk routes and numerous country lanes.

- **Impact on parking, public transport:** Where bus services have already been reduced, trains and overall transport infrastructure particularly during rush hours will be overwhelmed.
- **Impact on Utilities:** Hadlow has a very old foul water system which has resulted in numerous discharges on the River Bourne and is at present exceeding full capacity. Considering the circa three hundred homes already approved which will have an enormous impact on the already overstretched system our fear is that further development will totally overwhelm the network.
- **Public Facilities:** School facilities will not be able to cope with such an increase in pupil numbers. Proposals to fill spaces in existing schools adjacent to villages where residents live further exacerbate pressure on the road network and other infrastructure.
- **Medical Facilities:** Hadlow medical facilities at capacity and in the past East Peckham doctor's surgery was closed. Not only shortage of GP's but also accommodation limitation, parking.
- **Hospitals:** In the wider context local hospitals are already at capacity and would not be able to maintain a suitable level of service with a vastly increased population.
- **Air Pollution:** A26 will be at a standstill due to increased traffic volumes and with engines idling this must lead to an increase in the levels of harmful pollutants.
- **Other Concerns:** A26 Designated emergency Routes which could be severely impacted.

We trust that our comments and concerns will be seriously considered and addressed as part of the Consultee process.

3918 To receive an update and make recommendations to full Council on the following matters:

a) St Mary's Churchyard – update on faculty enquiry

A response from the Diocese of Rochester DAC Secretary had been extremely useful in ascertaining faculty process and further information relating to churchyard boundaries. As a result it was agreed that Cllr Carey and the Clerk would assist the Church PCC in compiling relevant papers for the faculty with the hope that the PCC would address and approve the faculty application in relation to removal of the Lime Tree on East side of the churchyard at its January meeting in order that works could be scheduled before March when additional wildlife protection measures will further complicate the issue.

In relation to pollarding the remaining Lime trees on the East side of the church this would be scheduled within the next year's budget.

Also, a churchyard maintenance plan would be put in place taking into account all necessary works moving forward.

b) Cemetery Extension – update on whether approved contractor agrees to JCT contract

H Beeney had agreed to JCT contract and Bracketts would continue to manage the project.

RESOLVED With regards to payments to contractor H Beeney it was agreed that in line with the Finance Chairs approval a 20% upfront fee would be paid and then further staged payments against Bracketts valuation (ie value of works completed to date). This would be ratified at next full Council meeting. Proposed Cllr Baldock, seconded Cllr Collins and carried unanimously.

c) To note Parish Office Christmas Closure (Thursday 18 December reopening Monday 5 January)

The office closure over the Christmas period was noted. An emergency contact list had been provided to Cllr's Collins, Harvey, Baldock and Bright. The Caretaker would continue to work his hours until 23rd December. He would then complete building and grounds checks on one day between Christmas and New Year and deal with any urgent safety concerns.

There being no further business, the meeting closed at 20.36hrs.

Date of next meeting: Tuesday 20 January 2026 at 8.00pm at Old School Hall

Signed

Date