

# HADLOW PARISH COUNCIL

**Minutes of the Meeting Hadlow Parish Council duly convened and held on  
Monday 09 February 2026 at 7.30pm in Old School Hall**

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

**Also in Attendance:** M Stepkowski (Parish Clerk), KCC Cllr S Hudson, TMBC Cllr S Crisp, PC T Mead, Hadlow Park Residents Association Representative, Hadlow Opposes Mass Expansion (HOME) representatives C Anderson & Dr T Hulse, 3 members of the public

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**4969 To receive apologies, reasons and approval of absences**

Cllr Burrows: **Resolved** to approve absence of Cllr Burrows.  
Proposed Cllr Baldock, seconded Cllr Bright and carried unanimously

Other apologies noted: TMBC Cllr Lark

**4970 To receive declarations of interests**

None.

**4971 To resolve HPC Minutes of the meeting held on 12 January 2026 are a correct record**

**Resolved** to approve the HPC Minutes of 12 January 2026. Proposed Cllr Bright, seconded Cllr Massy and carried unanimously.

**4972 To receive an update of progress of resolutions & matters from the last meeting not on current agenda**

**Minute 4959** Lime Tree East Corner of St Mary's Churchyard: The PCC at its meeting 19/01/26 approved the tree removal and a faculty was submitted. A revised quote has been sought.

**4973 To note P&E (Planning & Environment Committee) January 20 meeting cancelled due to lack of agenda items**

Noted.

**4974 To receive reports from TMBC & KCC**

Footpath (previously planned to be cycle path) A26: Phase 1 and 2 completed with concerns raised as to the proximity to the road and no bollards to prevent vehicles mounting the path. KCC Cllr Hudson expressed her dismay at the costs involved to date but confirmed that she would press for safety bollards to be installed.

With regards to potential Phase 3 from Old Tonbridge Road (by Faulkners) to Blackmans Lane North Kent College continued to decline to either sell land for or permit a path on their land. An alternative proposed Phase 3 (b) in which a substantial

road crossing would be required to enable the path to continue on the opposite side of the road to Ashes Lane would not be supported by Cllr Hudson due to lack of funding, and high costs to implement.

The Parish Council agreed with Cllr Hudson as it was felt too costly, unsafe to be crossing the road on such a busy road particularly with limited visibility due to bends in the road in that section. Cllr Baldock also raised the issue of drainage ditches within that area meaning the path would be very narrow. They did however support the installation of safety bollards between the road and path on the existing Phase 2.

HGV's on Victoria Road – Large vehicles delivering to the Dandara site were allegedly not following the Construction Management Plan in which makes it clear that vehicles coming and leaving should use the Court Lane/A26 exit. The potential flouting of the plan has seemingly increased the damage to Victoria Road with KCC considering a temporary road closure to prevent further damage as funds are restricted and continued repairs unaffordable.

It was noted that a section of Court Lane was due to be closed for several days and members suggested that deliveries to the site be stopped during this period.

Grove Park -resident request for footpath and bus stop. This had been discussed at previously meetings, but Cllr Hudson confirmed that the request had been declined.

Local Government Reform – the proposals were now available on the KCC website with a consultation link. There were various options but Option 3a was favoured by Cllr Hudson as the best balance between local representation, cost efficiency and practical delivery.

#### East Peckham Neighbourhood Development Plan

East Peckham Parish Council has applied to Tonbridge and Malling Borough Council to designate a Neighbourhood Plan Area covering the Parish of East Peckham. The designation of a neighbourhood area is the first formal stage in preparing a Neighbourhood Development Plan.

TMBC are now seeking views on this application for a period of 6 weeks, from **Monday 19 January to 5pm on Monday 2 March 2026.**

#### **4975 To receive report from PC/PCSO & Community Warden**

PC Mead reported that there had been no major issues within the Parish. The issue of off-road bikes, e bikes etc being illegally driven had quietened probably due to recent rainfall but he continued to monitor the position.

Catapults – PC Matthews continued to attend school events to warn youth about the dangers of catapults.

Concerns raised at the meeting about people continuing to park in the double yellow lined bus stop in the Village Square were noted and PC Mead would monitor.

*(PC Mead was excused from the meeting)*

#### **4976 To receive Chairman and Clerks Report**

The Clerk reported on the following:

- Community Breakfast – Sunday 22 February 2026
- Water Leak in Parish Office – the Caretaker had arranged for quotations as requested by Council insurer.
- Damage to Old School Hall Carpark – there had been an incident when a hall user had driven into the wall causing damage to the brick work and fencing; Council had received the cars insurance details and would provide them with two repair quotations.
- Cemetery Extension onsite meeting with contractor – the meeting had been productive and materials and costs finalised. Weather permitting works would start mid-February. The neighbouring house had been made aware of the potential start date and provided contractor name.
- Council to note: AK Plumbing who is an approved Council contractor has had a company name change to Heat Cool. Noted.
- Hy-Arts Shutters – quotations were being sought to repair one shutter and for a maintenance programme.

#### **4977 To resolve HPC Schedule of Meetings as of May 2026 to April 2027**

**Resolved** to approve the HPC Schedule of Meetings as of May 2026 to April 2027. Proposed Newman, seconded Cllr Carey and carried unanimously.

#### **4978 Public Time & Parish Matters**

Annual Litter Pick – the Clerk confirmed a potential date of Sunday 22 March, once TMBC confirmed equipment would be available the event would be published. Both Hadlow Primary School and the Scouts would be involved either on the day or carrying out a separate event during the same week.

Chewing Gum on Village Square Pavements – a resident reported an increase on chewing gum being stuck on paving slabs. The Clerk to report to TMBC for assistance and guidance in how to remove the gum. The resident would contact North Kent College with regards to the issue.

Hadlow Access Trail – it seemed a resident had taken it upon themselves to clear back vegetation. Council was informed that a good job had been done and although everyone was grateful the Clerk reminded the meeting that the path belonged to Public Rights of Way and North Kent College so any works going forward would need their permission if that was not already the case.

## 4979 Correspondence

### The Two Brewers Public House

*“The Two Brewers has been empty for such a long time. At an HPC meeting some time ago I asked if the Two Brewers could be brought into community use. I was told that would not be possible because it is privately owned.*

*Is it possible that HPC can apply some pressure on the owner of the Two Brewers to do something with the building rather than just leaving it empty? If they are not interested in bringing the building back to life could you please apply some pressure on them to sell it? It would be great to have some sort of hub that is relatively central to the village rather than an empty building.” (Email from resident\_*

The Clerk confirmed that after emailing the brewery twice no response had been received to date.

Invitation by Chair of East Peckham Parish Council - TMBC Parish Chairs invited to a meeting in February to discuss the National Planning Policy Framework, housing quotas, infrastructure and water supply concerns: Cllr Colins and Harvey to attend.

HOME (Hadlow Opposes Mass Expansion) – request for further support with their campaign by Parish Council and to report on their campaign progress to date (*see 4981c) for details*).

## 4980 To receive reports from representatives of committees and pass such resolution thereon as may be necessary:

F&GP (Finance & General Purposes Committee) – Cllr Harvey to report.

- **To resolve payments to date** (*appendix c*)

**Resolved** to approve payments to date. Proposed Cllr Harvey, seconded Cllr Massy and carried unanimously.

- **To resolve January accounts (bank reconciliation, income & expenditure, cost centre report, bank statement & trial balance)**

**Resolved** to approve January accounts in their entirety. Proposed Cllr Harvey, seconded Cllr Baldock and carried unanimously.

- **To resolve 2026 payment to the TMBC Antisocial Behaviour Team in the sum of £250 with an additional payment for the financial year 2027-28 as previously agreed**
- **To acknowledge receipt of £4574.80 from HMRC in relation to the Oct-Dec VAT return.**

**Noted.**

**4981 New applications, amended applications and plans for comment (List ‘B’s)**

- a) **TM/25/02120/FL** - Construction of three detached dwellings, with associated landscaping alterations. Land Between Birchfield and Mid Kent Nurseries Ashes Lane Hadlow Tonbridge Kent  
**HPC no objection.**

**TM/25/02140/FL** - Section 73 application to vary Condition 10 (Access) of 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 pre-school (Use Class E) alongside hard and soft landscaping including access, car parking, public open space, SuDS, and associated infrastructure) to amend the access works. Land Formerly West Part Of Court Lane Nurseries Court Lane Hadlow Tonbridge Kent  
**HPC noted.**

**TM/25/02087/FL** - Retrospective planning application for removal of existing agricultural access. Creation of new agricultural access and farm track 60m further along Bell Farm Road. Boormans Farm, Court Lane Hadlow Tonbridge Kent TN11 0JT  
**HPC no objection.**

- b) Planning applications: results (List D’s), out of area/comment & planning enforcements:  
Planning Appeals: TM/25/01709/PA - Dunsmore, 10 Hadlow Park, Hadlow, TN11 0HX Appeal start date:20-01/2026 noted.

c) **Discussion on planning development within the Parish**

The Chair explained the Council may be constrained by its remit to comment on applications as statutory consultee and not to pre-determine applications. With regards to recent development applications in both Carpenters Lane and Court Lane the Council had responded to TMBC Planning detailing their objections. In addition to these quotations for both air and traffic pollution surveys had been sought for Common Road, Carpenters Lane, Court Lane and Maidstone Road. Costs were awaited before Council considered taking any further action.

Council members appreciated all the hard work that HOME were doing and as an independent body to the Council supported their efforts. Regarding Dr Hulses view that the Council could contribute towards costs of banners it was not felt this was currently a value for money spend. With regards to his comments that there a list of errors in Dandara’s Travel Plan this was noted.

It was agreed that once the air and traffic survey quotations were received and Cllr’s Collins and Harvey had met with other Parish Chairs to discuss the NPPF and local proposed development a meeting with HOME representatives would be organised to discuss the way forward. Mrs Anderson thanked for representing HOME (Mr Taylor had been unable to attend and Dr Hulse spoke on his behalf)

KCC Cllr Hudson felt it was important to work collaboratively and to ensure that everyone completed the government NPPF consultation to ensure that everyone’s voices are heard by central government.

**4982 To receive reports from representatives of external committees and pass such resolution thereon as may be necessary**

KALC (Kent Association of Local Councils): Cllr Bright reported on the meeting at which there had been a good report of community safety and emergency resilience plans.

PPP (TMBC Parish Partnership Panel): Cllr Newman reported on the meeting at which an update was provided on the local government re-organisation planning and the need for the Parish Council to respond individually and collectively to the consultation with their preferred option as previously detailed by KCC Cllr Hudson. Cllr Newman was nominated by resolution to respond to the NPPF consultation on behalf of Council.

**Resolved** to support Option 3A. Proposed Cllr Collins, seconded Cllr Harvey and carried unanimously.

JTB (TMBC Joint Transportation Board): Cllr Baldock confirmed no meeting.

TMBC Standards Committee: Cllr Baldock had been unable to attend but confirmed the meeting had addressed updates on legislation.

**4983 Motion to Exclude the Press & Public** (to enable Council to consider any items on the agenda in which significant aspects will be of a confidential and financial nature)

No matters addressed.

**There being no further business the meeting closed at 21.00 hrs.**

**Date of next meeting: Monday 09 March 2026 at 7.30pm at Old School Hall.**

**Signed**

**Date**