

HADLOW PARISH COUNCIL

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

Committee Members Present: Cllrs N Collins (Chairman), T Burrows, D Carey, M Harvey, J Massy,

Also in Attendance: M Stepkowski (Parish Clerk), Hadlow Park Residents Association Representative, Hadlow Opposes Mass Expansion (HOME) representative C Hyams, and 10 members of the public

4984 To receive apologies, reasons and approval of absences

Cllrs Baldock, Bright, Newman: **Resolved** to approve absence of Cllrs Baldock, Bright & Newman. Proposed Cllr Collins, seconded Cllr Harvey and carried unanimously

Other apologies noted: KCC Cllr S Hudson, TMBC Cllrs Lark & Crisp (all at other meetings)

4985 To receive declarations of interests

None.

4986 To resolve HPC Minutes of the meeting held on 09 February 2026 are a correct record

Resolved to approve the HPC Minutes of 09 February 2026. Proposed Cllr Massy seconded Cllr Harvey and carried unanimously.

4987 To receive an update of progress of resolutions & matters from the last meeting not on current agenda

No matters addressed.

4988 To resolve P&E (Planning & Environment Committee) Minutes 24 February 2026

Resolved to approve the P&E Minutes of 24 February 2026 as a correct record. Proposed Cllr Massy, seconded Cllr Harvey and carried unanimously.

4989 To receive reports from TMBC & KCC

No reports provided for Council, but annual reports sent for Annual Parish Meeting.

4990 To receive report from PC/PCSO & Community Warden

No reports. It was noted that the Community Warden D Wakelin had been unwell and members wished her well.

4991 To receive Chairman and Clerks Report

The Chair reported back on the meeting at East Peckham to which Parish Council Chairs and other local authority representatives attended to discuss the government Draft NPPF (National Planning Policy Framework). The Chair of East Peckham had drafted a letter for residents to assist individuals who may wish to object to sections of the plan and a copy was available at the Parish Office.

The Chair confirmed that he had also drafted a response to the NPPF on behalf of Council that had been submitted.

He had also attended a KALC (Kent Association of Local Councils) Chairmans meeting at which discussions were held on the proposed unitary system. His notes on the meeting were available at the Parish Office.

The Clerk reported on the good progression of ground works being made at the cemetery extension. Two payments had been made to the grounds contractor to date totalling £32,814.72 (thirty two thousand, eight hundred and fourteen pounds, seventy two pence).

4992 Public Time & Parish Matters

No matters raised

4993 Correspondence

A26 Path Phase 1 & 2 update on future plans (correspondence from S Bullion)

Please find attached (appendix a) the latest correspondence regarding the completion of the cycle path as discussed with Nick Collins I am disappointed that KCC are unable to support a complete route however I am proposing to approach Dandara and the other large developer who already has planning permission to see if they would fund the remaining phase.

I understand the Parish council was concerned about the route solution/cost for P1 & P2. I was advised this was apparently due to guidance on regs from KCC highways. I am still keen to have a more robust route for phase 3 for the students and was hoping members would support me in this regard.

I will keep you updated on my approach to local contractors.

Kind regards

Sally (Bullion)

In response to the email above there was a discussion in which the following questions and responses were raised.

- Does the Dandara site and other proposed developments have a Travel Plan in which cycle and walk paths have been included; these plans need to be implemented
- Why is the current Phase 1 & 2 not suitable for cycling – Council to investigate

- Safety Bollards – why are these still not position on curves and where vehicles have swerved onto the verge – KCC Cllr Hudson is chasing this currently and the Clerk will keep members updated
- If developers are to contribute to such paths, it should be independent to the funds allocated to the Parish Council as the path is not top of the Parish Council Infrastructure Plan and there are other priorities.

4994 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 b*)

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

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

4995 New applications, amended applications and plans for comment (List ‘B’s)

a) Planning Applications for consideration:

TM/25/01834/OA - 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. Herewith Copy Of: Amended plans and reports received since receipt, including on 12.01.2026, 13.01.2026 and 18.02.2026 Land West Of Court Lane Farmhouse Court Lane Hadlow Tonbridge Kent

HPC response: **Objection to this development still stands as attached (P&E Mins 2025-11-18). With regards to application TM/25/01834/OA additional objections have now arisen:**

The crossing points as per attached Rev C which were in the original proposal and remain in situ are seen to be unworkable. The crossing point nearest The Square means that families must wait for a considerate driver to stop and ensure that drivers on the other side do the same in order that they may cross at their own peril. Therefore, to suggest that this and the other crossing are suitable as they stand is not feasible and putting the public at risk. Unless two Zebra Crossings or other crossing methods are installed then the crossing points are worthless. With regards to the proposed crossing point on the Two Brewers side no consideration to the width of pavement on the Court Lane side has been considered, it is too narrow.

We trust that are previous concerns and those above will be seriously considered by planners when making their decision. We trust that a planning officer will visit the site and surrounding area before considering the application any further.

TM/26/00191/OB106V - Deed of Variation to Section 106 Agreement pursuant to planning permission TM/22/01474/FL to amend Tenure mix of plots 44-49 from first homes to shared ownership and definition of registered provider. Land Formerly West Part Of Court Lane Nurseries Court Lane Hadlow Tonbridge Kent

TM/26/00167/NMA- Non-Material Amendment to planning permission TM/22/01474/FL to Amend plots 44-49 on Tenure Plan from First Homes to Shared Ownership. Land Formerly West Part Of Court Lane Nurseries Court Lane Hadlow Tonbridge Kent

HPC Response: With regards to application TM/26/00167/NMA & M/26/00191/OB106V, we are disappointed that shared ownership is only to be applied to the block of six two-bedroom flats which were originally proposed to be rented. This is not much help for families of more than one child who would like to get on the housing ladder but would not be able to stump up the deposit for a first home mortgage - albeit at slightly below market rates. We would have thought that a mix of housing and flats for shared ownership would have been more appropriate. This would be beneficial particularly for local families that wish to remain within the village near to their existing support networks. We trust that consideration will be given to our suggested changes.

TM/26/00164/LB - Retrospective listed building application: installation of a freestanding domestic woodburning stove within the dining room. The installation utilises the route of the disused historic chimney stack at the west end of the building. Bourne Mill Cottage, Carpenters Lane, Hadlow, TN11 0EX

HPC No objection

b) Note recent applications which Parish Council wished Borough Cllrs to “Call In” at TMBC Planning Committee Meeting

TM/26/00217/OA & TM/26/00009/FL. The request was reported to be outside of the 21day rule, however the Clerk has emailed requesting an exemption since TMBC have had some delays in producing List ‘B’s whilst transferring from one system to another. A response is awaited.

4996 To receive reports from representatives of external committees and pass such resolution thereon as may be necessary

KALC (Kent Association of Local Councils): No report.

PPP (TMBC Parish Partnership Panel): No report.

JTB (TMBC Joint Transportation Board): No report.

TMBC Standards Committee: No report.

4997 To resolve approval of the following reviewed and updated policies and procedures for 2026-27.

Resolved to approve for 2026-27

Standing Orders
Finance Regulations
Lone Worker Policy
Sickness & Absence Policy
Grievance & Disciplinary Policy
CCTV Policy

4998 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)

Resolved to exclude the press and public to enable Council to consider any items on the agenda in which significant aspects will be of a confidential and financial nature. Proposed Cllr Collins, seconded Cllr Massy and carried unanimously.

- Medical Centre Window Replacement: to consider quotes after consultation with TMBC Planning Department as building is within the Conservation Area.

It was agreed that the replacement windows are a continuation of the project in which previously the Old School Hall windows were replaced. Quotations to be considered by P&E and a decision taken to then be ratified by full Council in order that works can be agreed during the 30 day quote terms.

- Staff Recruitment – result of interview process for Deputy Clerk and recommendation to employ successful applicant.

Resolved: Staffing Committee confirmed engagement of G Jeffs as Deputy Clerk on a 4-day week basis on the condition suitable references are received. Proposed Cllr Harvey, seconded Cllr Collins and carried unanimously.

- Assertion 10 – the Clerk confirmed that details of costs for .gov domain and .gov emails had been received by Aubergine (KALC associated contractor) and further discussion and agreement to move forward would be addressed by the P&E Committee at their next meeting.

There being no further business the meeting closed at 20.23 hrs.

Date of next meeting: Monday 13 April 2026 at 7.30pm at Old School Hall.

Signed

Date

Appendix A

Attachments 1

Good morning Sally,

Thank you for your email,

I can confirm that no funding bid has been submitted for Phase 3 of the A26 footway. At this stage, the local Member for Hadlow is not supportive of the scheme, and this section falls within her division. Without the necessary land being in KCC's ownership - or clear support from the elected Member - we are unable to progress or submit any form of funding bid for additional phases.

We will make our Transport and Development Planning team aware of the situation, including the updates regarding the new housing proposals in this area (which they likely are already aware of). With this information, they may be able to consider the inclusion of an appropriate clause within future planning obligations to link into the existing footway.

Kind regards

Attachment 2

Hi Stuart

Happy New Year!

I am just checking in to see if there is any news on the bid for funding on making the A26 phase 3 route to Hadlow more robust and so making this route accessible into Hadlow and the college/school for cyclists as well as walkers.

In the time since P1 & P2 have been available the path is being well used however there has been an increase in traffic on the A26, several bad accidents and lots of new large extensive building proposals that are/will put increased strain on that road and the school/college access.

i.e. The Hadlow Court Lane now in build 120 houses, the Hadlow Hope Farm build 57 houses and the Gallagher North Tonbridge central Gov proposal see attached circa 1500.
<https://gallagherdevelopments.com/wp-content/uploads/2024/06/Tonbridge-Vision-doc.pdf>

No upgrading of the A26 road for this increase in traffic has been made and I believe this is an excellent business case for P3 so funding the cycle route. The road will require constant repairs unless measures are taken to reduce the traffic further.

If there is no possible avenues for funding it would be prudent to approach these builders to provide funding. Can you advise if your team would liaise with planning to do this or I should approach them directly?

Thank you

Faster Payments

1892	Spy Alarms - I2Q4 MC Intru Alrm Monitoring & Main Chg Annl	860.40
1893	Brackets - Inv806 Project Mang Cost Cemetery	558.00
1894	HeatCool - I1724 HOS Ladies Valve Replacement	260.21
1895	Wicksteed - I638 ROSPA InspectW/F Bllct, pyg & Sgnp Field	410.40
1896	HB Groundwork & Construct - Inv255 certificate 91019 received - Cem Extension Dev	14,814.72
1897	Icore Security & Solar Svs Ltd - I07601 4 Cameras Equip Box	2,330.40
1898	Kent Assoc Local Cncls KALC - I8303 Chairs Conference NC	84.00
1899	TV Licence - Hy-Arts Centre as o f28/02/26 Annl (Db Cd)	174.50
1900	E Battain - Inv003 Profession Svs - Cemetery Admin	360.00
1901	lloyds bank chg - Inv 664 10/12 to 9/01/26	14.77
1902	Alsford Timber - I735 HyArts Ext Panel Repair (Db Cd)	26.92
1903	MFG Three Elm - Fuel HV24 Minibus (Db Cd)	55.86
1904	MFG Three Elm - Fuel DK19 Minibus (Db Cd)	60.97
1905	Amazon - Archiving Paper Wallets+	35.90
1906	Paddock Wood Garage - (Db Cd) HOS Border Bark	54.00
1907	NEST - Staff Pensions Wk44	147.04
1908	PSA Services - I1059 HOS Carprk - Wall Repair (crash)1,427.54 PSA Services - I1057 - HOS Hall Fire Exit Wall Repair 114.22 PSA Total of both invoices	1,541.76
1909	4th Platform - Invs 137/153/158 Computer Costs Mar-May	236.99
1910	HB Groundworks	18,000.00
1911	Landall - Inv 966 Copier Usage 26/01 to 25/02/26	43.56
1912	Screwfix - Ivs294/018/140 Paint HY/Plygrnd/HOS Rf&gutter	190.14
1913	Caretaker Wages Wk48	1,913.90
1914	Admin Wages Wk48	502.14

1915	Clerk Wages Wk48	3,066.99
1916	HMRC - PAYE Wk48	2,105.65