

HADLOW PARISH COUNCIL

*Councillors: You are hereby summoned to attend a Planning & Environment Meeting
On 18 August 2026 at Old School Hall*

Public Notes: There will be a meeting of Planning & Environment Committee

On Tuesday 18 August 2026 at 8.00 pm Old School Hall

clerk@hadlowpc.co.uk or telephone 01732 851878

AGENDA

1. **Apologies & reasons for absence.**
2. **To receive declarations of interest.**
3. **Amendment to Previous Minutes of 3 August 2026**

Minute 3957 (Correspondence), first paragraph, the word "alleged" should be inserted.
To consider and approve an amendment by note to the minutes of Planning & Environment Committee Meeting held on 3 August 2026 to insert the missing word "alleged".

4. **To approve P&E Extra Ordinary Minutes of 3 August 2026**

5. **KCC & TMBC Matters**

- a) Kent Mineral Sites Plan: Pre-Submission Draft (Regulation 19) Public Consultation

The County Council is now publishing the Pre-Submission Draft of the Kent Mineral Sites Plan for representations on its soundness and legal compliance. The consultation is being carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and is an opportunity to comment on the document before it is submitted to the Secretary of State for independent examination. The consultation is taking place from **Thursday 30th July 2026 to 11.59pm on Thursday 10th September 2026.**

- b) Public Community Police Event: First Tonbridge and Malling Independent Advisory Group (IAG) meeting, which will be held on Thursday 10 September 2026. (see Clerk for information)
- c) Parish Bus Stop Shelter Grant (PBSSG) for the 2026/2027 financial year. Deadline for applications 30 October 2026.
- d) TMBC General Purposes Committee Meeting - Cllr Baldock to report

6. **Correspondence**

- a) Update received on the Three Elm Lane gas main replacement works. Progress is on schedule, with the work expected to reach Sherenden Park by the end of the summer holidays, leaving approximately 260m remaining. The contractor is proposing to extend the road closure by a further three weeks to complete the project in one continuous phase, avoiding a return next year. The Parish Council has been invited to provide feedback on the proposal and any community concerns.
- b) Golden Green Mission Hall – Repairs and Maintenance Update Report received Alex Pelmore
- c) Golden Green Mission Hall – Annual report for 2025 received from Alec Pelmore

- d) Williams Field – Baseball Grounds Waste: A resident has requested an update regarding concerns over excavated soil and weeds deposited around trees at Williams Field following spring groundworks undertaken by the baseball team.
- e) Farewell Letter to Council: A resident who is shortly leaving Hadlow following the sale of their property reflected on their previous involvement in planning discussions relating to development on the corner of Common Road and the A26. They noted that some of their suggested environmental and safety measures were included in the planning appeal outcome and understood these are due to be implemented by November. The resident also commented on the larger mobile home currently on site, expressing surprise that it was delivered before planning permission was granted, but observing that it is less visible from their property than the original unit. They concluded by thanking Melanie and the Parish Council for their support with local heritage walks and community initiatives, and wished the Parish well for the future.

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

- **TM/26/01477/RD:** Details of Condition 14 (Drainage Verification Report) submitted pursuant to planning permission TM/23/03517/FL (Construction of 3G pitch for school and community use, additional car park for staff and pitch users, pitch floodlighting and ancillary facilities). Hadlow Rural Community School, Tonbridge Road, Hadlow.

8. To consider and where appropriate recommend to full Council for Resolution

a) Hy-Arts Centre Building Condition and External Refurbishment

To receive and review the Building Report for the Hy-Arts Centre prepared by Metcalf & Briggs, including their findings and recommendations regarding the condition of the external cladding and roofing.

- b) **To consider** the replacement of the existing cladding and roofing due to their deteriorating condition. Members are asked to note that previous attempts to replace vandalised timber panels have proved unsuccessful, with replacement panels requiring screw fixings that have subsequently been removed or damaged, exposing insulation and leaving the building vulnerable to further vandalism and significant deterioration.
- c) **To consider** including a project for replacement cladding and roofing within the S106 funding programme and the allocation of a proportion of the Hy-Arts Centre Reserve towards the cost of the works.

To note that the initial estimated cost of the replacement works is approximately £44,198 (net).

- d) **To recommend approval New Website:** The planned launch is approaching and Council to review the site ahead of it going “live” and complete approval form

9. Update on ongoing matters

- a) Allotment Vacancies & Request to Remove a Fir Tree: Plot 1 A has a fir tree growing and a request to remove it. Cllr Carey as Voluntary Tree Warden to report, Clerk to report on vacancies
- b) Cemetery Extension drawings and Software – Clerk to update
- c) S106 – Village Hall request for update re refurbishment of toilets.



M Stepkowski – Parish Clerk
On behalf of Hadlow Parish Council