

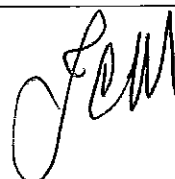
HADLOW PARISH COUNCIL

Minutes of the Extra Ordinary Meeting of Hadlow Parish Council duly convened and held
on
Tuesday 2 July 2013 at 7.30pm at Hadlow Old School Hall

Present: Cllrs Mrs Massy (Vice Chairman), Mrs Bright, E Bright, N Collins, Mrs Hyams, Mrs Shaw, Mr Shaw, S Richardson, K Terry, C Vernon.

Also in Attendance: Melanie Stepkowski – Parish Clerk, TMBC Cllrs Janet Sergison, Owen Baldock, KCC Cllr Mathew Balfour and 37 members of the public

3023	Apologies for Absence Apologies for absence received and approved by Council: Cllrs D Hammond & D Carey (Pecuniary Interests as Hadlow College Staff), R Morley (Holiday), TMBC Cllr Jill Anderson (Non Pecuniary Interest) Other Apologies noted by the Clerk: Mr & Mrs Foad, Mr Jones.	
3024	Declaration of Members' Interest None	
3025	TM/13/01482/FL (Hadlow Rural Community School) Relocation of existing lambing shed and erection of two storey school building together with car parking, vehicle circulation area and landscaping. Location: Faulkners Farmhouse, Ashes Lane, Hadlow, TN11 0AN The meeting was Chaired by the Vice Chairman Cllr Mrs Massy due to the Chairman's Pecuniary Interests which prevented him from attending the meeting. The Chair welcomed everyone to the meeting and explained that the Extra Ordinary Meeting of the Council had been called due to the planning application's significance in the Metropolitan Green Belt and also in the interests of open discussion, local democracy and to allow sufficient time for opinions to be aired. She explained the format of the evening in which members of the public would be given the opportunity to speak; Council would then deliberate and respond in a statement to Tonbridge & Malling Borough Council Planning Department. The meeting was also reminded that the Parish Council was only a consultee on the application and could only consider matters relevant to planning law. Members confirmed that they had read all residents' letters on the TMBC website and had also read and noted letters from Mr & Mrs Foad and Mr Jones who had been unable to attend the meeting. After both the members of the public and the parish councillors had aired their views a response to TMBC was proposed by the Chair and carried unanimously. Hadlow Parish Council objected for the following reasons: Inappropriate development in the Green Belt. The proposed site for Hadlow Rural Community School would adversely impact the openness of the green belt. The applicant failed to demonstrate adequately the very special circumstances that would outweigh its harmful effect in the green belt. Insufficient consideration was given to alternative locations. A site on or closer to the main campus	



would be less conspicuous in the landscape and therefore less harmful to the openness of the green belt. There would also be fewer issues regarding privacy, noise and impaired amenity for neighbouring residents. Moreover, a site on the campus, which is closer to the village centre, would be more likely to encourage local pupils to walk to school rather than be transported by car.

Inappropriate location due to concerns about highway issues:

The proposed location could adversely affect the safety of pupils and road users, and cause traffic congestion.

Safety:

1. The Faulkners Farm site poses an unacceptably high risk of injury to pupils who may attempt to access or alight at the bus stops nearby where there is no safe crossing of the busy A26. It is unrealistic to expect all pupils to walk along the proposed footpath on college land to the proposed new crossing and bus stops nearer the village, particularly on a dark wet winter's evening, when there are bus stops much closer.
2. The location poses a risk to pupils cycling to the site, whether along the A26 or in the narrow lanes where visibility is poor.
3. The site poses an unacceptably high risk of accidents at the junction of Ashes Lane and the A26 given current speeds and volume of traffic.
4. The increased traffic generated by the development poses a risk to the safety of pedestrians and car-users in Ashes Lane which is narrow and has poor visibility due to the blind bends.

Congestion:

The development would create an unacceptably high level of congestion at peak times on the A26 at the approach to the junction with Ashes Lane and on Ashes Lane approaching the A26, caused by vehicles exiting the school.

Transport Assessment

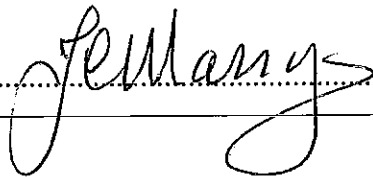
The parish council was concerned that the number and timing of the traffic counts on just two days in winter 2012/13 that formed the basis for the Transport Assessment's alleged existing traffic flows were not representative of the actual levels of traffic at peak times near the entrance to and exit from the application site. A greater number of traffic counts in different months would have given a more accurate picture.

In addition to the above reasons for Hadlow Parish Council's recommendation refusal of the application, it expressed its concern at the insufficient level of consultation conducted by Hadlow College with the population of Hadlow and, in particular, the neighbouring residents.

There being no further business the meeting closed at 20.20.

Date of next meeting: Monday 8 July 2013 at 7.30pm in Golden Green Village Hall.

Signed



Date.....8/7/13.....