

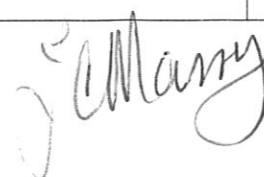
HADLOW PARISH COUNCIL

Minutes of the Extra Ordinary Meeting of Hadlow Parish Council duly convened and held on Tuesday 25 July 2013 at 7.30pm at Hadlow Old School Hall

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

Also in Attendance: Melanie Stepkowski – Parish Clerk, TMBC Cllrs Janet Sergison, and 15 members of the public.

3040	Apologies for Absence Apologies for absence received and approved by Council: Cllrs D Hammond & D Carey (Pecuniary Interests as Hadlow College Staff), TMBC Cllr Jill Anderson (Non Pecuniary Interest), KCC Cllr M Balfour (other commitment) Other Apologies noted by the Clerk: Mr Sinden	
3041	Declaration of Members' Interest None	
3042	TM/13/01705/FL (Hadlow Rural Community School Temporary Application) <u>Applicant:</u> Hadlow College c/o DHA Planning Mr Martin Page, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, Kent, ME14 3EN <u>Proposal:</u> Demolition of existing stores; external alterations to existing classroom building; provision of a new temporary building; play area; perimeter fence; associated parking and pedestrian path to form a Free School for a temporary period. <u>Location:</u> Faulkners Farmhouse, Ashes Lane, Hadlow, Tonbridge, Kent, 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. 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 noted further information received by email from Ibett Mosely on behalf of their client and an email from Mr Sinden ahead of the meeting. Members of the public were then given the opportunity to air any new views that had not already been expressed on the TMBC website. No member of the public chose to speak therefore the Chair asked council members for their comments. After all councillors had been provided the opportunity to express their views members were asked to vote by a show of hands; There was an unanimous decision to object to the application and a response to TMBC would be sent stating the reasons for objection:	



Hadlow Parish Council objected for the following reasons:

- Inappropriate location due to concerns about highway and pupil safety
We are concerned that the proposed temporary location of the school would adversely affect the safety of pupils and road users.

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 place to cross the busy A26. We note that the Highways Agency agrees with our previous view that not all pupils will use the planned footpath on College land to access the proposed new crossing to the bus stops nearer the village. Moreover, this footpath would emerge opposite Blackmans Lane at a particularly dangerous bend.
2. The location also 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 a risk of accidents at the junction of Ashes Lane and the A26 given current speeds and volume of traffic.
4. We are concerned about the safety of pedestrians and car-users in Ashes Lane. The road, which is narrow and has poor visibility due to the blind bends, is not suitable for the increased traffic in both directions likely to be generated by the development.

- Inappropriate development in the Metropolitan Green Belt

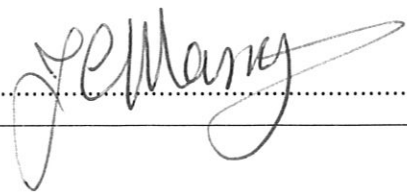
Although the adverse impact of the development on the openness of the green belt will not be as great as that of the proposed permanent buildings for Hadlow Rural Community School, the temporary accommodation would still be visible from Ashes Lane. As with the application for the permanent school building, the applicant accepts that the proposal constitutes inappropriate development, but it fails to demonstrate adequately the very special circumstances that would outweigh its harmful effect in the green belt.

Again we feel that Hadlow College has not given sufficient consideration to alternative sites – particularly on the main campus, a major developed site as designated by TMBC where infill development or redevelopment may be permitted provided certain criteria are met. A site on or closer to the main campus would be preferable as regards the safety of pupils and road users. It would have a lower impact on the openness of the green belt and would create 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.

Finally, we are disappointed at the eleventh hour nature of this application, given that pupils are due to attend the school in September – in all likelihood before the application can be determined by TMBC.

There being no further business the meeting closed at 19.50.
Date of next meeting: Monday 9 September 2013 at 7.30pm in Old School Hall.

Signed



Date.....

9/9/13

