



HEADCORN PARISH COUNCIL

The Parish Office, Headcorn Village Hall, Church Lane, Headcorn, TN27 9NR
Tel: 01622 892496 Email: clerk@headcornpc.org.uk

Minutes of the Planning and Licensing Committee Meeting held on 11th September 2019 at 7pm in Longmeadow, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Pyman, Selby, Thomas, Thorogood and Walker.

Clerk: Caroline Carmichael

There were two members of the public present.

1.
 - a. **Apologies for absence.** Were received and accepted from Cllr Tull
 - b. **To seek notification on whether anyone intends to film, photograph or record any items of this meeting.** There were none recorded.
 - c. **Declaration of changes to the register of interests:** There were none recorded.
 - d. **Declaration of Pecuniary Interest or other interests as defined by the Kent Code of Conduct and the Localism Act 2011 on any items on the Agenda:** There were none recorded.
 - e. **Requests for Dispensations:** There were none recorded.
 - f. **Declarations of Lobbying:** It was noted that Cllrs Selby & Walker had met with Persimmon Homes to discuss further development opportunity in Headcorn.
2. **Public session** (minute book closed)
3. **The minutes of the meeting held on August 19th 2019** were duly approved and signed by the Chair.
4. **Matters arising from the last meeting.**
 - Hammerstream** – The Clerk provided an update to the committee. It was disappointing to note that despite the fact that there is an injunction on the land that no action has yet been taken by MBC. The Clerk will continue to press the matter.
 - The Meadows Public Inquiry** – The Clerk advised that an email has been sent to the planning inspectorate requesting an urgent update on the outstanding inquiry.
 - 1 High Street, Headcorn** – the Clerk advised that the application for approval of the installation of the air conditioning unit under 19/501376/LBC had been refused by MBC. The Clerk will follow up to see what action MBC intend to take to see that the metal ducting is removed.
 - Replacement of MBC waste bin on High Street** – the issue of replacement bins on the High Street will be reviewed by the Clerk and the matter referred to Full Council if the need arises.
 - Dawkes Meadow** – the Clerk is pursuing this matter with the Community Protection Team at MBC. Further updates will be given as they arise.
 - Acers Place** – the Clerk will follow up the actions that are to be taken by MBC as a result of the continued breach at the site.



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19/503699/FULL & 19/503700/ LBC Little Grigg Farm Grigg Lane Headcorn Ashford Kent – the Clerk advised that the applications had been decided by MBC and the application was refused, which was at odds with the view of the committee. The application had been refused on the following grounds-

Due to its inappropriate design, and its scale and bulk, the proposed extension would appear as a visually incongruous, overwhelming and unsympathetically related addition to the grade II listed building, which would harm its character, appearance and significance. There are not considered to be any public benefits which would outweigh the harm and the proposal is therefore contrary to policies SP18, DM4 and DM1 of the Maidstone Local Plan 2017 and paragraphs 184, 192, 193 and 196 of the National Planning Policy Framework.

Insufficient evidence has been submitted to demonstrate that the proposal would preserve the significance, historical integrity and important historic fabric of the grade II listed building and, in the opinion of the local planning authority, the proposal would result in the loss of an historic staircase which contributes towards the significance of the building. There are not considered to be any public benefits which would outweigh the harm and the proposal is therefore contrary to policies SP18 and DM4 of the Maidstone Local Plan 2017 and paragraphs 184, 192, 193 and 196 of the National Planning Policy Framework.

5. Correspondence other than planning application.

There was no correspondence for discussion.

6. Planning Applications to be considered

19/502927/FULL The Old Dairy Biddenden Road Headcorn Ashford Kent

Installation of 4 No fuel storage tanks, siting of a portable cabin, parking for 15 trucks and 11 car spaces, security fencing with entrance and exit gates.

The above application was discussed by the committee and a number of issues raised. The main concern was the lack of a response to question 21 of the application that deals with Hazardous substances, despite answering yes to the use and storage of hazardous substances there was nothing in the application that specified the substances or the amounts involved. The committee were concerned that there could be an increased fire or explosion risk. Further they wished to see the response to the points raised by Kent Highways on vehicle movements before considering the application further.

The committee would therefore wish to see the application refused in its current format and referral to committee is required

19/504099/FULL Fiddlers Green Lenham Road Headcorn Ashford Kent

New equestrian indoor school with 23 stables plus ancillary storage facilities, meeting and training rooms, office and staff and visitor welfare facilities

SN.



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The above application was reviewed by the committee and a number of issues were raised:-

- Over development of the site, given the size of the proposed building
- Over shadowing of neighbouring properties
- The effect of the water table by introducing further hard standing in an area already adversely affected

It was however acknowledged that

- This is a rural business and an extension to an existing business

The committee were divided on opinion and the Chair took a vote on the application if the location of the building was repositioned so as to negate the impact on the neighbouring property. The resultant vote was in favour of an application where the building is repositioned. The committee could not approve the application in its current format and the matter should be referred to planning committee.

7. Licence Applications for Consideration

There were no applications to consider

8. Planning Appeals to be considered

There were no appeals to consider

9. Planning results

The results were reviewed and no further action is required.

10. Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for discussion at future meetings.

There were no matters for discussion

There being no other matters for discussion the meeting closed at 19:55 hrs.

Signed

Sue Walker

Date

Sept 23, 2019

