



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 19th August 2019 at 7pm in the Green Room, Village Hall, Headcorn.

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

Clerk: Caroline Carmichael

There were two members of the public present.

1.
 - a. Apologies for absence. Were received and accepted from Cllrs Thomas & 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 14th 2019** were duly approved and signed by the Chair.
4. **Matters arising from the last meeting.**
 - Hammerstream** – The situation remains as reported in the minutes of meeting on 14th August. The Clerk will continue to press for a resolution.
 - The Meadows Public Inquiry** – The situation remains as reported in the minutes of 14th August. The Clerk will continue to press for a resolution.
 - 1 High Street, Headcorn** – the Clerk noted that the planning officer had advised that the matter of ownership was a civil matter and not a planning matter. HPC should consider the application on its merits and comment accordingly.The Committee agreed to review the application and noted:-
 - Local Plan Policies DM1 & DM4 should be applied and the LPA should pay special attention to preserving the character or appearance of conservation areas.
 - Applications for listed building consent should be accompanied by a heritage assessment, the detail with this application is merely a statement of fact and not an assessment of the heritage asset.



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- The statement of fact points out “the conversion, and new works, were carried out by the client to a high standard and inspected as they progressed and signed off by BBS Building Control and Acuity Architects Ltd/Derek Briscoe Architects”. The sympathetic nature of the conversion has then been completely ignored when installing the air conditioning ducting, which should have more appropriately been channeled through the roof space.
- The application lacks the input of the LPA conservation officer and a site visit should be undertaken and comments made

Given that this is one of three buildings visible when you enter the Headcorn Conservation Area it is even more important that every step should be taken to protect their appearance.

The Committee therefore agreed that they wished to see the application be refused and referral to planning committee is required.

Replacement of MBC waste bin on High Street – the issue of replacement bins on the High Street will be reviewed by the Clerk and brought back to committee if the need arises.

Dawkes Meadow – the issues of obstruction at Dawkes Meadow and the ASB that accompanied it has been raised by the Clerk with the Community Protection Team at MBC. The Clerk received a call from the senior member of the team, seeking some clarification and he explained that the matter was receiving attention and they were in discussions with Kent police on this and other matters. The Clerk will give updates as they are received.

5. Correspondence other than planning application.

The Clerk advised that email correspondence had been received from MBC concerning the site on the Lenham Road known as Acers Place. The correspondence confirmed that *the matter has been the subject of an investigation and an Enforcement Notice, which was upheld at appeal. The Notice is now due for compliance as the breach is on-going. As a result the Council will be considering the public interest in pursuing legal action at this time.* The Clerk will follow up.

6. To discuss dates and times of scheduled meetings for the planning and licensing committee and agree any changes required.

This matter was discussed at some length. Cllr Dungey expressed the view that there was often insufficient time to make quality assessments and decisions at the meeting ahead of the Full Council meeting. This view was supported by others present.

Cllr Davies suggested that the situation be allowed to continue at present and then be reviewed when the new Council is formed in May 2020.

After further discussion the Chair suggested a vote and asked for a show of hands for those in favour of having one planning meeting, as scheduled, on the 4th Monday of each month,

In Favour 4

Against 2

It was agreed that the matter would be taken to Full Council in September. The Clerk will amend that Terms of Reference.



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7. Planning Applications to be considered

19/503532/OUT 3-5 Kings Road Headcorn Ashford Kent TN27 9QT

Outline application with access matters sought for demolition of two existing buildings and erection of four residential dwellings. (Matters of appearance, landscaping, layout and scale are reserved for future considerations.)

The above application was reviewed and the following points were noted by the committee:-

- On a positive note this is development of a brownfield site and constitutes infill
- Overdevelopment of the site
- Insufficient parking
- Maximum of two storey's per building
- This site includes the agreed Emergency Vehicle access for the approved site on Ulcombe Road (14/505284/OUT, 15/503325/HYBRID & 17/505499/REM)
- The parking allocated for public use (although not part of this site) will probably be utilized by this development. These spaces were created to compensate for loss of spaces on Kings Road that will be lost when traffic lights installed. Again part of conditions for Ulcombe Road site – as above.
- There was localized flooding in this area as recent as April 2018
- MBC Local Plan gives a housing allocation of 423 to 2031, from 2015 there are 552 consented with many in current construction.

The committee agreed that they wish to see the application refused in its current format and the application should be referred to planning committee

19/503533/FULL Land North Of 61 And 62 Knaves Acre Headcorn Kent TN27 9AW

Erection of 1no. four bedroom detached dwelling and double garage with access off Griggs Lane.

The above application was discussed at committee and it was noted that this application differs from approved application 18/501196 in terms of the layout of the property in order to reduce the access drive and lessen the amount of hard standing and increase the soft landscape garden area.

The committee agreed, as with the previous application that they are not opposed to the development per se but they have very grave concerns that the access will disrupt the green corridor that has been created on the adjacent development.



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This PROW has already been redirected from the centre of the green field in order to accommodate the development and to further disrupt the PROW is both unjust and unnecessary.

A reasoned and sensible planning authority would also consider the safety aspect of allowing such an access to be granted, people of all ages use this footpath for both recreation and access and would not expect to have to traverse a vehicular access half along its route.

There is already an established right of access to this land between the houses 61 -62 Knaves Acre. One that will not require ecological harm and has the established road infrastructure to support it.

In 2017, a variation of this scheme, was refused using policies from the current Local Plan (emerging at that time) stating *"the proposed development, by virtue of a new vehicle access and private driveway puncturing through the well-established three/hedge line along the northern boundary which contributes positively to the local area, would cause unacceptable harm to the character and appearance of the area"* And it must be noted that the established tree/hedge line was NOT disrupted by the adjacent development. In 2018 yet another variation of this application was approved yet nothing had changed – had the green area become less valuable to the community? No, this green corridor continues to be of vital importance to the village and its residents/visitors not least of all because of the significant amount green space lost to other developments in the village.

This green corridor serves to fulfill the LPA's commitment under the NPPF and policy DM16 that states that open spaces can have a positive impact upon the quality of the built environment and can be of ecological value. By allowing the access in this way the LPA are undermining both their own policies and the principals of the NPPF and it would seem all in the name of aesthetics!

Comments on application 18/501196/FULL indicates that that the access via Bobbin Close was sought because Knaves Acre is "very tired" and at the time the planning officer agreed by email stating that "the scheme off of the new development is a more pleasing solution".

The Committee therefore wish to see the application refused and referral to committee is required.

It was agreed that the matter would be raised with KCC in terms of their response to the application and the Clerk will write to the officer.

A handwritten signature in black ink, appearing to be 'N. J. H.', located in the bottom right corner of the page.



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19/503699/FULL Little Grigg Farm Grigg Lane Headcorn Ashford Kent

Proposed two storey oak framed extension to rear elevation of Little Grigg Farm, with some internal alterations as required.

19/503700/LBC Little Grigg Farm Grigg Lane Headcorn Ashford Kent

Listed Building Consent for a proposed two storey oak framed extension to rear elevation of Little Grigg Farm, with some internal alterations as required

The above applications were reviewed in conjunction by the committee and the Council wish to see the application approved.

Referral to the committee is not required.

19/503617/FULL Gibbs Hill Farm Grigg Lane Headcorn Ashford Kent

S73 application to vary condition 2, to allow Hardieplank instead of timber weather boarding for planning permission 16/507035/FULL (Creation of 55 houses and associated roads, car parking, landscaping, vehicle access from Grigg Lane and a new area of public open space).

The committee discussed the above application and agreed that they wish to see it approved.

Referral to planning committee is not required

19/503285/FULL Agricultural Building at Luckhurst Farm Love Lane Headcorn Ashford Kent

Conversion of an agricultural building to a dwelling including demolition.

The committee discussed the above application and agreed that they wish to see it approved.

Referral to planning committee is not required

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.

This item was not discussed and is carried forward to the next meeting

19/502972/TPO Gibbs Hill Farm Grigg Lane Headcorn Ashford Kent

TPO Application for Crown Thinning of Oak Tree (26a) of up to 20%

The committee discussed the above application and agreed that they wish to see it approved.

Referral to planning committee is not required



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8. Licence Applications for Consideration

There were no applications to consider

9. Planning Appeals to be considered

There were no appeals to consider

10. Planning results

The results were reviewed and no further action is required.

11. 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 20:59 hrs.

Signed.....*[Signature]*..... Date.....*11-9-2019*.....