



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 23rd September 2019 at 7pm in the Green Room, Village Hall, Headcorn.

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

Clerk: Caroline Carmichael

There was one member of the public present.

1.
 - a. **Apologies for absence.** Were received and accepted from Cllrs Pyman, Selby & 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 September 11th 2019** were duly approved and signed by the Chair.
4. **Matters arising from the last meeting.**

Hammerstream – There is no further news at this time. The Clerk will continue to press for a resolution.

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.

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.

19/502927/FULL The Old Dairy Biddenden Road Headcorn – the Clerk advised that the planning officer was seeking further clarification and would forward detail when received.
5. **Correspondence other than planning application.**

There was no correspondence for discussion.



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6. Planning Applications to be considered

19/504595/HYBRID Land Between Mill Bank, Ulcombe Road & Kings Road Headcorn Ashford

Variation of condition 20 of 15/503325/HYBRID (Outline application for development of up to 220 houses together with areas of open space, a nature conservation area, landscaping, new access onto Ulcombe Road and improved access to Kings Road) to allow no more than 30 properties within the development to be occupied until the signalized junction improvements have been completed

This application was debated at some length and the following observations were made:-

Condition 20 of the decision reads:-

No occupation of the development hereby permitted shall take place until the signalised junction improvements as shown on drawing no. 10276-H-12 RevP1 of the Transport Assessment (subject to any amendments deemed necessary by the Highways Authority) have been completed.

Reason: In the interests of highway safety.

The DHA Transport assessment referred to by Ardent Consulting Engineers does not appear to be a public document and all previous conditions and assessment were undertaken based on the original assessment in 2014. In order to consider this matter fully the 2017 document should be made available. The trip rates have then been reviewed on the addition of 20 and 30 unit schemes.

It must be noted since this development was granted permission other developments have been completed and all cite the signalization of the Kings Road junction as being key in their Transport Assessment, and this was acknowledged by KCC on application 14/505162/FULL in their letter of January 2015.

This effectively means that 110 units will have been completed ahead of the above development. That in effect would mean that you have a total of 140 units and their associated transport requirements. The assessment by Ardent has not factored these additional requirements.

The Committee further noted that in recent months there has been a significant number of road works on Mill Bank, all requiring signaling and on each occasion the tail backs and traffic chaos created has been crippling for the village.

The committee therefore feel that a revised transport assessment should be undertaken.



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The covering letter from Chartway Group states "the proposed condition alteration seeks to secure additional time to carry out the required works, and avoid any delays in the programme of delivery of **much needed** family homes in the Rural Service Centre". The Committee challenge this statement given the number of empty properties that remain on the following new development in Headcorn:-

Crest Nicholson (Oakley Grange) – Grigg Lane Headcorn
Bovis Homes (Catkin Gardens) – Mill Bank Headcorn
Weavers Park – Biddenden Road Headcorn
Smiths Way – Smarden Road Headcorn

In addition to this there are three further developments of with a total of 19 units undergoing completion but have not yet come to market.

The adopted local plan (October 2017) allocated a housing requirement for Headcorn at 423 across six allocated sites up to the end of the plan period in 2031. As at April 2019 Headcorn has seen an allocation of 603 houses.

The Committee see no reason or justification to amend Condition 20 to permit the occupation of 30 units, nor do they consider that this should be handled a minor material amendment. Referral to planning committee is required.

19/504352/FULL 6 Brooklands Headcorn Ashford Kent TN27 9QS

Single Storey front extension with pitched roof and loft conversion with rear dormer and 1 no. roof light to front elevation

The committee discussed the above application and agreed that they wish to see it approved. Referral to planning committee is not required

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 the following was noted in respect to 19/503533/FULL:-



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Despite our request to see the application taken to committee then following comment is noted
The consultation response was received outside of the statutory response period and as such, the call to committee is not triggered.

It was agreed that the Clerk would check the correct procedural rules in this regard

- 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 19:45 hrs.

Signed.....

Date.....

21st October 2019.