



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 Wednesday 8th May 2019 at 7pm in the Green Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Selby, Tull and Walker (acting Chair).

Clerk: Caroline Carmichael

There were four members of the public present.

1.
 - a. **Apologies for absence.** Apologies were received and accepted from Cllr Pyman.
 - 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:** There were none recorded.
2. **Public session** (minute book closed)
3. **The minutes of the meeting held on April 29th 2019** were duly approved and signed by the Chair.
4. **Matters arising from the last meeting.**
 - Hammerstream** – There has been a brief update from MBC but there is nothing further to report at this time. The Clerk will continue to follow up.
 - River Sherway - Work at the Naked Food Site** the Clerk continues to press Medway Drainage Board for a response but there is nothing to report at this time.
 - The Meadows Public Inquiry** – There is still no news concerning a future date for the Inquiry. The Clerk will continue to press Helen Whately's MP office for updates on the progress that she is making with government ministers. An early reply is not expected given the events unfolding over Brexit.
 - APP/U2235/W/18/3198435 Ten Acre Farm Love Lane Headcorn** – The hearing will resume for one day on Thursday 9th May. It was agreed that the Clerk and Cllr Dungey would attend.
 - 1 High Street, Headcorn** – Breach in planning conditions by installation of external ducting without the appropriate permissions. It was reported that the parish council had received an email from the Planning Officer stating that a retrospective planning application had been submitted and he would update the parish council accordingly. No application has yet been received and the Clerk will chase up the matter.



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Signs at Headcorn Bowls Club it was noted that the signs have been secured appropriately and are at a safe height. No further action required.

Replacement of MBC waste bin on High Street - The Clerk continues to press for the replacement to be sited.

Land north of Lenham Road (Hop Pocket Way) – It was resolved to ask the Head of Planning and Development at Maidstone Borough Council for further clarification of the planning rationale that caused this application to be approved and what retrospective action is he going to take. It was also resolved to write to Southern Water. The Clerk continues to press this matter.

APP/U2235/W/18/3206450 Land South of Love Lane, Headcorn Public inquiry/informal hearing will commence at 10:00am on 21st May 2019 at the Town Hall Maidstone. The Clerk and Cllr Dungey will attend the hearing.

5. Correspondence other than planning application.

There was no correspondence for consideration

6. Planning Applications to be considered

19/501407/FULL 7 Bankfields Headcorn Ashford Kent TN27 9QY

Demolition of garage. Erection of a two storey side extension.

The above application was reviewed and discussed and it was agreed that the committee wished to see the application approved.

Referral to committee is not required

19/501788/FULL Oak Tree Farm Lenham Road Headcorn Ashford Kent

Retrospective change of use of land to use as a residential caravan site for two gypsy families including the stationing of 2no. mobile homes and 1no. touring caravan (resubmission of 18/503291/FULL).

The applicant was given permission to address the committee. He outlined the history of the site and the application made to the LPA since 2014. After almost 3 years the LPA invalidated the application and a further application was submitted which has been refused and is now the subject of an appeal. No enforcement action has been taken by the LPA. After receiving advice from legal counsel the applicant has submitted a further application (this one) addressing the issues that the LPA used as reasons for refusal.

The committee discussed the merits of the application in great depth and it was agreed that the LPA had placed Headcorn Parish Council in an invidious situation due to their lack of timely and appropriate determination of previous applications.



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Further discussions suggested that the committee would be setting a precedent to approve an application such as this, despite the circumstances. Headcorn PC have repeatedly reminded the LPA that our community has a larger proportion of G&T's relative to the settled community than any other area in the borough. The LPA needs to take proper and timely decisions on these matters and that includes rectifying the existing issues. It was suggested that the decision should be passed back to the LPA.

The Chair asked the committee to consider three options:-

1. Refuse application
2. Approve application
3. Refer to Planning Committee for a decision

The vote was, in the same order

1. 0
2. 1
3. 4

The Chair asked the Clerk to advise MBC accordingly.

7. Licence Applications for Consideration

There were no license applications to consider.

8. Planning Appeals to be considered

There were no appeals to consider

9. Planning results

Planning decisions 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 19.40 hrs.

Signed.......... Date.....20-9-19.....

