



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 10th October 2018 at 7pm in Longmeadow, Village Hall, Headcorn.

Those present: Cllrs Davies, Pyman, Selby and S Walker. Cllr Dungey arrived at 7:03pm

Clerk: Caroline Carmichael

Five members of the public, Borough Councillor Round and Parish Councillor Mather were also present.

1.
 - a. **Apologies for absence** Apologies were received and accepted from Cllrs Nettleingham and Tull. Cllr C Walker was absent.
 - 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:** Cllr Dungey advised that they had been lobbied in general terms concerning development at Dray Corner, it was noted she had not been lobbied on the specific details in application 18/504857/FULL Dray Corner Industrial Centre Dray Corner Road Headcorn Ashford Kent.

2. **Public session** (minute book closed)

3. **The minutes of the meeting held on September 24th 2018** were duly approved and signed by the Chair.

4. **Matters arising from the last meeting.**

Hammerstream – The Clerk advised that correspondence had been received from MBC and no action has been taken concerning the occupation of the land. The matter would be discussed further at Full Council.

River Sherway – The Clerk advised that this matter is ongoing and the committee would be updated as work agreed/progressed.

The Meadows Public Inquiry – There is still no news concerning a future date for the Inquiry. The Clerk advised that correspondence had been received from MP Helen Whately and the matter would be discussed further at Full Council.

APP/U2235/W/18/3198435 Ten Acre Farm Love Lane Headcorn – as reported previously the appeal will take place on 23 October 2018 10 am at the Town Hall, Maidstone. The appeal will

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be a Public Inquiry/Informal Hearing. This matter will be brought back to committee as updates arise.

5. Correspondence other than planning application.

There was no correspondence for reporting or discussion.

6. Planning Applications to be considered

18/504857/FULL Dray Corner Industrial Centre Dray Corner Road Headcorn Ashford Kent

Demolition of existing commercial/industrial unit and construction of new industrial units

The application was reviewed by committee. Concern was raised that the nearby residents may be affected by an increase in noise levels due to the proposed change in occupation of the units.

It was further noted that the external foot print of the units remains unchanged.

The committee agreed that a restriction in operating hours would be necessary.

There was a differing of opinions over the effect on the neighbouring properties and the Chair asked for a vote for those who were in support of the application.

Those in support of the application - 4

Those against support of the application - 1

The vote supported the approval of the application and referral to planning committee is not required.

18/504895/FULL Little Grigg Farm Barn Grigg Lane Headcorn Ashford Kent

Conversion and change of use of agricultural barn to residential dwelling together with first floor extension to lean-to, new access, parking and residential garden

The committee began by reviewing the detail and the following observations were made:-

- There are a number of errors/inconsistencies in the application, the first being the incorrect site address. This is Little Grigg Farm Barns and should not be confused with Little Grigg Farm.
- The committee are aware of three Q Class applications for other buildings on this site 18/505117, 18/505135 & 18/505136. It should also be noted that these are referenced in the planning statement for this application. The Q class applications are for change of use of agricultural barns to dwelling houses. Given that this would mean that a significant proportion of the overall site will be redeveloped to include 4 dwellings they should be considered as a total. It is

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- only by considering them in their entirety that the impact could be properly assessed.
- Albeit that this site is not in a designated Flood zone it suffers from very poor drainage and quickly becomes water logged in times of heavy rain. The low lying nature of the area has considerable effect on the neighbouring properties at Little Grigg Farm and Little Grigg Barn and any development would only exacerbate this problem unless the appropriate and necessary drainage were added. The application refers to a soak away but given the above this is not a viable option.
 - The application references a package treatment plant for foul sewage but its siting is not indicated and again can surely only be considered as suitable method of disposal if the entire site is considered and the plant appropriately sited.
 - This building and others in that area appear on Parish Maps dating back to 1888 and consideration should be given to adding conservation status to these buildings. The listing of other buildings on the site should also be considered to preserve the historic nature/value of the area – this would include The Granary, the Pig Feed Store and the Milking Parlour. This would be in keeping with the Grade 11 listing on Little Grigg Farm to the west of this site.
A full heritage assessment should be undertaken in accordance with Local plan policy DM4.
 - Permitted rights development is not permitted where:-
 - the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres;
 - the cumulative number of separate dwelling houses developed under Class Q within an established agricultural unit exceeds 3;

We understand that PNQ permissions already exist on two properties in this location.

It also states that only certain types of building works is permitted and given that the building under these applications are open sided the only viable option would appear to be demolition. There is no preservation of these units. This proposal does not meet the conditions of the adopted Local Plan policy DM31

- This site was part of the Foot & Mouth epidemic in February 2001 and a mass disposal of cattle by burning took place at that time. The site should be subject to a full land contamination assessment
- If the property is to become a dwelling it should have an Agricultural Occupancy condition applied to it.
- The application is at odds with the adopted local plan policy DM1 – it does not respect the amenities and historic character of the site and neighbouring properties.

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The committee agreed that they do not wish to see the application approved and referral to planning committee is required.

18/504835/FULL 31 Rushford Close Headcorn Ashford Kent TN27 9QD

Erection of single storey rear and two storey side extension set back from the front of the existing building and lower than the original ridge level. (Resubmission of 18/503196/FULL).

The committee reviewed the revised application and noted the changes made following consultation with planning officers at MBC.

It was agreed that the changes would be more in keeping with other extensions in the vicinity and also negated the "terracing" effect that would have occurred with the previous application.

The committee agreed that they wished to see the application approved.
Referral to planning committee is not required.

18/504844/FULL 8 Mill Bank Headcorn Ashford Kent TN27 9RD

Replace existing flat roof to side porch with pitched clay tile roof and timber post.
Replace existing flat roof to front bay window with a pitched clay tile roof and new low brick wall to support bay window.

The application was reviewed by committee and it was agreed that they wished to see the application approved and referral to committee is not required.

7. Planning Appeals to be considered

There were no appeals for consideration.

8. Planning results

The Planning results were reviewed and no further action is required.

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

CLlr Davies noted that there had been burning of construction waste at the property to the side and rear of Costa coffee.

CLlr Pyman noted that there was air conditioning ducting to the side of the premises on the corner of the High Street & North Street was obtrusive and perhaps not appropriate in a

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conservation area. The Clerk agreed to review the application for the property and ascertain whether it was approved at that time or whether this is a more recent addition.

There being no other matters for discussion the meeting closed at 19:45 hrs.

Signed.....B. D. Dumary..... Date.....22/10/2018.....

