



## 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 11<sup>th</sup> April 2018 at 7pm in Long Meadow, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Pyman, Selby & Walker C. Cllr Sue Walker arrived at 7:19pm.

Clerk: Caroline Carmichael

Three members of the public were also present.

1.
  - a. Apologies for absence were received from Cllr James.
  - 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: It was noted that Cllr Selby resides close to the site covered under application 18/500924/FULL 6 Martins Gardens Lenham Road Headcorn.
  - 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 March 26<sup>th</sup> 2018 were duly approved and signed by the Chair after a typographical correction replacing the word drat with draft.
4. Matters arising from the last meeting.
  - a. **Hammerstream** – Further Intel has been received including photographs and the enforcement team will make further visits to the site, as dumping of waste and fires have been witnessed. It must be noted that the enforcement applies only to commercial activity at the site and there could be legitimate reasons for some activity at the site. Matter ongoing.
  - b. **Junction Wheeler Street/Oak Lane** – correspondence had been received from Crest Nicholson that confirms that they have completed the work agreed. The plans/drawings sent with the correspondence centre on improvement of pedestrian access and do not refer to any improvement in the visibility splays. In some research the Clerk has located the original drawings for the improvement in the splays and will investigate further why this work was not carried forward.
  - c. **Site Previously Occupied by Locks of Headcorn** - The Clerk was asked to ascertain the situation with the site and advise the committee. This matter is ongoing.



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- d. **18 Forge Meadows Headcorn** – MBC have advised that an appeal request was received by the planning inspectorate within the required time frame. The Clerk will follow up as there is still no news on the appeal.
- e. **APP/U2235/C/17/3189217 Acers Place Lenham Road Headcorn** attendance at the inquiry was discussed and it was agreed that Cllr Dungey and the Clerk would attend.
- f. **Traders Car Park** – A meeting with Starnes is now scheduled for Thursday 12<sup>th</sup> April. Cllrs in attendance will be Dungey and Walker S.
- g. **Watch on the Weald** the Clerk advised that an article was not submitted due to time constraints.

### 5. Correspondence other than planning application.

**The Meadows Appeal** - the Clerk noted that hearing dates for the appeal into the Meadows site on Lenham Road had been received. Dates are confirmed as 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> & 18<sup>th</sup> May 2018 at 10:00am at the Town Hall, High Street, Maidstone. This matter will be discussed at the meeting scheduled for April 23<sup>rd</sup>.

**River Sherway** – issues with trees and branch debris had been reported as causing problems in the river. They were said to be coming from the Kent Foods development site. Borough Cllr Round had been in touch with the Upper Medway Internal Drainage Board and a site visit had been undertaken. HPC were in receipt of a copy of the site visit notes and pictures. The findings of the visit had been communicated to the assistant site manager and it was agreed debris should be removed from the banks along with other trash from the site. A further site visit would take place after work has been completed.  
The Clerk will monitor and make a site visit early next week.

### 6. Planning Applications to be considered

#### 18/501227/FULL 63 High Street Headcorn Ashford Kent TN27 9QA

Removal of existing flat roof and erection of a new flat roof including two rooflights, including creation of a patio to rear.

The detail was reviewed by the committee and the Council wish to see the application approved.

Referral to the committee is not required.





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### **18/501271/FULL The Old Stables Grigg Lane Headcorn Ashford Kent**

Single storey side extension to form sunroom

The detail was reviewed by the committee and the Council wish to see the application approved.

Referral to the committee is not required.

### **18/500406/FULL 2A Station Road Headcorn Kent TN27 9SA**

Change of use from residential to a Podiatry Clinic. Demolition of front garden wall to create new access and car parking to the front of the property.

The merits of this application were discussed and Cllr Dungey expressed some concern at the loss of a bungalow in a village where there were a large number of older residents and it is a pity to see the property changed to commercial use.

Given that there were mixed views on the application the Chair asked for a show of hands for those in favour of supporting the application - the count was 5. Those against – 1.

The application was therefore approved. Referral to planning committee is not required.

### **18/501277/FULL Land Rear of the Hardwicks Grigg Lane Headcorn Kent**

Erection of six two storey terraced houses inclusive of twelve car parking spaces and landscaping with block paved access off existing estate road leading off Grigg Lane.

Before discussing the application in detail the Council expressed real regret that this application suggests that the formerly proposed children's nursery would not now be built. There is a real concern that due to the state of the building that Headcorn will be left without a nursery provision.

Given that there were mixed views on the application the Chair asked for a show of hands for those in favour of supporting the application - the count was 5. Those against – 1.

The application was therefore approved. Referral to planning committee is not required.

### **18/500924/FULL 6 Martins Gardens Lenham Road Headcorn TN27 9LE**

Two additional mobile homes

Although not within the boundary of Headcorn Parish it was noted that given the sites location on the Lenham Road that this site impacts on Headcorn to same extent that others do on the Lenham Road. It is due to a quirk in the boundary lines that this site falls under the auspices of Ulcombe Parish Council.

The application submitted must be considered as woefully inadequate and the plans do nothing to show the plots location in relation to other plots on Martins Gardens. Furthermore the application is factually incorrect in its completion.



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In determining whether persons are "gypsies and travellers" for the purposes of this planning application, consideration should be given to the following issues:

- a. whether they previously led a nomadic habit of life
- b. the reasons for ceasing their nomadic habit of life
- c. whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

The Council do not feel that the statement "they are often away from the site for weeks at a time obtaining work by leaflet dropping" is sufficient evidence for determining G&T status.

This site was given permission, upon appeal for 3 pitches in 2009 and the site has suffered environmental on a significant scale since that time.

The Planning Inspectorate stated the limit should remain as "the limit for this site" and all future developments should be refused.

A further site layout, incorporating landscaping, was agreed in 2011 but the site today bears little resemblance to that plan with the destructions of trees, hedgerows and ponds.

The site itself was previously marshy land and the level of hard standing that has been installed has caused the diverted water to flood neighbouring fields and the highway.

Why when the Minister for Housing, Dominic Raab, states in a letter to MP Helen Grant on March 15<sup>th</sup> 2018, "Under powers introduced in the Localism Act 2011, local authorities can decline to determine a retrospective planning application if an enforcement notice has been issued in relation to any part of the development", is no action taken and allows these sites to become tolerated.

The committee also wish to make the following comments:-

- a. Headcorn/Ulcombe relatively remote location is not a good strategic location for gypsy and traveller accommodation, over and above locally identified needs.
- b. The 2011 Census reveals that gypsies and travellers account for a much higher proportion of the population in Headcorn/Ulcombe than elsewhere. 1.3% of the population in Headcorn are classified as a gypsy and travellers, compared to 0.5% in Maidstone Borough as a whole, 0.2% in the South East and 0.1% in England.
- c. MBC recognise that dispersal of gypsy and traveller pitches across the Borough is likely to minimise the impact of development. Not all parishes are suitable for gypsy and traveller development, meaning there are 31 parishes that could take gypsy and traveller development. One pitch per parish would deliver the necessary level of additional development required by the Local Plan.

Given the comments above and that:-





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- a. Headcorn/Ulcombe have met the adopted local plan requirement for G&T pitches
- b. There is significant environmental and landscape "harm" caused to the local area
- c. The situation is worsened by the cumulative effect of G&T settlements on the Lenham Road, which is contrary to the Maidstone Local Plan and the NPPF
- d. The growing number of pitches on the Lenham Road - all within half a mile dominate the number of "settled community homes"

Headcorn Parish Council strongly oppose the granting of both permanent and temporary permissions and wish to see this application refused.

Referral to planning committee is required.

### 7. Planning results

The Planning results were reviewed by the committee. No further action required.

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

Cllrs Pyman & Walker noted the presence of caravans at the site behind Locks Yard. The Clerk agreed to look into the matter and report back.

It was noted that the site referred to as Franks Bridge on the Smarden Road had become very unsightly and there was a lot of debris and detritus on the site. As this site is listed on the vacant G&T sites list provided by MBC the Clerk was asked to contact MBC to see if they could give any detail of contacts for same in order that a tidy up could be requested.

There being no other matters for discussion the meeting closed at 19:57 hrs

Signed.....

Date.....

23-4-18



# THE UNIVERSITY OF CHICAGO

OFFICE OF THE DEAN OF STUDENTS  
540 EAST 58TH STREET, CHICAGO, ILL. 60637

Dear Mr. [Name]:

I am writing to you regarding the [Subject] of your [Document/Request]. The [Subject] is a [Description] of the [Subject] and is [Description] of the [Subject].

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