



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 12th December 2018 at 7pm in the House Meeting Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Pyman, Tull and S Walker.

Clerk: Caroline Carmichael

One member of the public and Cllr John Mather was present.

1.
 - a. **Apologies for absence** There were no apologies for absence and Cllr Walker was noted as 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:** There were none recorded.
2. **Public session** (minute book closed)
3. **The minutes of the meeting held on November 26th 2018** were duly approved and signed by the Chair.
4. **Matters arising from the last meeting.**
 - Hammerstream** – this matter remains ongoing and the matter has now been referred to the High Court. Updates will be given as they arise.
 - River Sherway** – The Clerk will be visiting the site to review the work that has been undertaken at the Naked Foods site.
 - The Meadows Public Inquiry** – There is still no news concerning a future date for the Inquiry. The matter of delays and enforcement are now being pursued by Helen Whately MP and the Clerk advised that Helen Whately would be meeting with the Chief Executive of MBC to discuss this and other matter on February 1st 2019.
 - APP/U2235/W/18/3198435 Ten Acre Farm Love Lane Headcorn** – There was nothing further to report on this appeal at this time. The Clerk confirmed that the matter had been referred to MP Helen Whatley as previously agreed and her office had confirmed that the detail would be included in the meeting arranged with MBC on February 1st 2019.
 - 1 High Street, Headcorn** – the matter of the metal ducting raised at the last meeting has been reported to MBC by the Clerk as a potential breach. The Clerk will follow up but noted that the



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enforcement team are once again down in staff numbers and there may be a delay in receiving a response.

Martins Gardens, Lenham Road, Headcorn – The Clerk discussed this matter with the enforcement officer on November 12th and the process has begun and caravans that do not form part of the 2009 appeal decision are being removed. The enforcement officer confirmed that the applicant was being co-operative. This matter remains ongoing.

Signs at Headcorn Bowls Club remain very low over the footpath and have not been attended to despite being reported to Highways the Clerk will therefore follow up with Kent Highways.

Green Wicket Animal Sanctuary there is still no news from Ashford Borough Council on the issue of the use of the High Street bin by the Green Wicket Sanctuary for disposal of animal waste. The Clerk has asked MBC to replace the inner bin and unseal it so it can be used.

5. Correspondence other than planning application.

There was no correspondence to discuss.

6. Planning Applications to be considered

18/506001/TPO 29 Chaplin Drive Headcorn Ashford Kent TN27 9TN

TPO Application 1 x (T17) Oak Tree over the drive and property - Carry out an approximate 20 percent (2-3 metres) reduction of the crown on the eastern and southern sides cutting back to appropriate branch axles. Remove major dead wood over the property as shown and indicated on photo.

The Clerk noted that the tree warden had visited the site and had no objections to the application. He did note that any diseased wood should be properly removed from site.

The Committee reviewed the detail and agreed that they wished to see the application approved and referral to committee is not required.

18/505820/FULL Oak Tree Farm Love Lane Headcorn Kent TN27 9HL

Replacement of existing residential mobile home with a one and a half storey residential barn style dwelling

This application was discussed in some depth and it was noted that this site has a very confused and complicated planning history.

Application 18/503291/FULL for this site was change of use of land to use as a residential gypsy caravan site for two gypsy families including the stationing of 2 no. mobile homes and 1 no.



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18/505883/FULL Headcorn Cricket and Tennis Club Lenham Road Headcorn Kent TN27 9LE

Construction of a new hard-surfaced tennis court, including the erection of floodlight pylons and chain link fencing.

This application was discussed and it was noted that there is a holding objection on the application from Sport England, who are seeking clarity over the floodlights and the potential of the existing site. These matters require comment from the Lawn Tennis Association (LTA) and the ECB (Cricket governing body) and should be part of the officer's consideration.

The committee agreed that they were able to support the application and would wish to see it approved subject to support of Sport England.

It was noted that if the officer was minded to refuse the application it should be referred to the planning committee.

18/506153/FULL The Billiards House Summerhill Headcorn Ashford Kent

Demolition of rear timber balcony and construction of new single storey rear extension

The committee debated the merits of this application and the aesthetics of the planned changes. The committee were divided on the merits and the Chair therefore took a vote on the application

Those in favour of the application – 4

Those against – 1

Abstentions – 1

The Clerk will therefore advise MBC that the application is supported and referral to committee is not required.

7. Licence Applications for Consideration

Application for Street Trading Consent by Luca Leonardi

Mobile Pizza Van

The request for the renewal of this licence was considered and no objections were raised. The Clerk will advise the officer concerned.



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touring caravan. This application was submitted in August 2018 and was refused on 5th October 2018 stating the continued use of the site for the stationing of two mobile homes and one touring caravan, with associated access, gates, fencing, hard standing and other associated paraphernalia, would result in unacceptable and significant ongoing visual harm to the character and appearance of this part of Lenham Road and, moreover, the character, appearance and landscape of the designated Low Weald Landscape of Local Value. The cumulative impact of the site, together with neighbouring mobile home sites along Lenham Road, further impacts adversely on the character, appearance and landscape of the open countryside location. As such, the proposed continued use of the site is contrary to the aims and requirements of policies SS1, SP17, DM15 and DM30 of the Maidstone Borough Local Plan (Adopted October 2017) and Government guidance in the NPPF (2018).

In September 2018 application 18/503684 a certificate of lawfulness was granted to establish the existing use of a residential mobile home given that sufficient information has been submitted to demonstrate that on the balance of probability the area within the submitted red line plan has been used continuously for 10 years in breach of condition ii of 87/1720.

This application now looks to replace an existing residential mobile home with a one and a half storey residential barn style dwelling.

Discussion centered on the confusion over the use of the land and it was noted that it is a ridiculous situation that a mobile home receives permission purely on a time factor and had MBC acted in timely fashion on the enforcement notices this situation would not arise.

Are we now seeing that due to the issue of the lawfulness certificate that a permanent dwelling development will be permitted in the open countryside, outside the village boundary.

It is clear from the application that Pre Application advice was given under 18/505220 and the committee wish to see a copy of the site visit and advice given before considering this matter further.

The Clerk was asked to write to MBC for clarity on this matter before we will make our comments.

This application will require referral to planning committee.



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8. Planning Appeals to be considered

There were no appeals to consider

9. 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.

There were no matters for information

There being no other matters for discussion the meeting closed at 19:43 hrs.

Signed.....

A handwritten signature in black ink, appearing to be 'N. G. ...'.

Date.....

9-1-2019.

