



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 13th February 2019 at 7pm in Longmeadow, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Pyman, Selby and Tull.

Clerk: Caroline Carmichael

One member of the public was present.

1. Election of a Vice Chair

This matter was carried forward.

2.

- a. **Apologies for absence** were received and accepted from Cllr Walker.
- 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:** Cllr Selby noted an interest in items on the agenda in relation to Martins Gardens.
- e. **Requests for Dispensations:** There were none recorded.
- f. **Declarations of Lobbying:** There were none recorded.

3. Public session (minute book closed)

4. The minutes of the meeting held on January 9th 2019 were duly approved and signed by the Chair.

5. 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 continues to pursue this matter with Medway Drainage Board.

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 – Breach in planning conditions by installation of external ducting without the appropriate permissions. The Clerk advised that correspondence had been received



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from the enforcement team advising that they have spoken to the occupants of the premises and they are in the process of instructing an architect to find a way to resolve the breach. The Officer stated that they anticipate being able to update further within 4 weeks.

Martins Gardens, Lenham Road, Headcorn – The Clerk had previously discussed the matter with the enforcement officer on November 12th and all action has been halted as new applications have been submitted and will be discussed on the agenda of today's meeting.

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 – Use of general waste bins in Headcorn for disposal of animal waste - the Clerk advised that there had been a brief response from Ashford Borough Council which stated that their investigations had been concluded and no further action would be taken. The Clerk will follow up on a replacement bin.

Ash Gardens Lenham Road Headcorn – the Clerk was in attendance at the hearing on January 16th and a number of matters would be taken forward. One of these concerned the size of day rooms and published guidelines, the matter would be pursued with MBC. Updates on the outcome of the appeal would be given as soon as they were available.

5. Correspondence other than planning application.

There was no correspondence to discuss.

6. Planning Applications to be considered

18/506271/FULL 1A Martins Gardens Lenham Road Headcorn Ashford Kent

Proposed siting of 1 mobile home, 1 tourer and 1 dayroom

18/506272/FULL 1B Martins Gardens Lenham Road Headcorn Ashford Kent

Proposed siting of 1 mobile home, 1 tourer and 1 dayroom

18/506273/FULL 2 Martins Gardens Lenham Road Headcorn Ashford Kent

Application for one additional mobile home and one tourer.

18/506275/FULL 3 Martins Gardens Lenham Road Headcorn Ashford Kent

Application for one additional mobile home

18/506276/FULL 4 Martins Gardens Lenham Road Headcorn Ashford Kent

Application for one additional mobile home

18/506270/FULL The Oaklands Lenham Road Headcorn TN27 9LE

Application for one additional mobile home and one additional tourer



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It was discussed and agreed that the above agenda items would be discussed simultaneously

The history of the site was discussed and the most recent refusal of permissions by MBC was noted.

The committee agreed that that there were a number areas that should be considered by the LPA when considering the occupation of this site

1. Determination and application of the correct legal test to establish gypsy and traveller status

The Planning Policy for Traveller Sites (PPTS) August 2015 sets out that consideration should be given to the following issues:-

- whether the applicant previously led a nomadic habit of life
- the reason for ceasing his nomadic habit of life
- 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 LPA must properly assess all evidence of the same submitted by the applicant in support of the assertion that he/she is a "gypsy or traveller"

There is nothing in the planning application that supports this assertion and "visiting horse fairs" / "where we seek work" are not evidence of a nomadic lifestyle.

A recent appeal hearing highlighted the need for evidence to be submitted and duly considered.

2. G&T housing need

Paragraph 24 of PPTS outlines the matters that require consideration when establishing unmet or proven need for G&T sites.

Given that the LPA can demonstrate a 5.3 year supply there is no "unmet or proven need" to consider this application

3. Development on the Open Countryside

Paragraph 25 of PPTS clearly states *Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure.*

The number of traveller sites/plots has risen exponentially on green field sites in the immediate vicinity and Headcorn/Ulcombe now have more G&T population than when



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compared to the population in the Maidstone Borough as a whole, and indeed has more than the South East and England as a whole.

Social Cohesion with the village/settled community is very poor and many feel unable to comment on the situation for fear of reprisal.

It should be noted that in spite of the comments made by the applicant this area was once 80% woodland and ponds. The site has been irrevocably changed by the occupants with ponds being filled and many trees felled, despite the issue of a stop notice on the site by the LPA. The area is now largely concrete hard standing and this has had an adverse effect on drainage in the area and now causes flooding onto the road and neighbouring properties at times of heavy rain.

4. These applications are also contrary to the LPA Local Plan policies:-
 - SS1 Maidstone Borough Spatial Strategy
 - SP17 Countryside
 - DM1 Principals of good design
 - DM15 Gypsy, Traveller and Travelling Showpeople accommodation
 - DM30 Design Principals in the countryside

The committee agreed that these applications should all be refused and referral to the planning committee is required.

18/506428/FULL 49 Station Road Headcorn Ashford Kent TN27 9SB

Proposed single storey rear extension, internal alterations and dormer window to existing attic room

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

18/506623/FULL The Hollies New Road Headcorn Ashford Kent

Erection of a conservatory

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

19/500373/FULL 1 Oak Lane Headcorn Ashford Kent TN27 9TR

Proposed first floor side extension

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

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



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19/500498/FULL 17 Lenham Road Headcorn Ashford Kent TN27 9TU

Alterations to front and rear fenestration, including internal alterations to layout.

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

7. Licence Applications for Consideration

There were no license applications to consider.

8. Planning Appeals to be considered

17/501852/FULL Greengates Lenham Road Headcorn Ashford

Siting of four mobile homes and three touring caravans. (Retrospective)

15/503992/FULL Land at The Rosings Smarden Road Headcorn Kent

Retrospective - Change of use of agricultural land to a mixed use of keeping animals and stationing of a residential mobile home and a touring caravan for Gypsy family;
To include near gate entrance and associated laying of hardsurfacing etc, poly tunnel

The above items were considered consecutively and it was agreed that all previous comments would be sent to the inspectorate. It was further agreed that an overall summary would be sent centering on:-

- The fact that these sites have never been tolerated by HPC and in fact our first refusal was sent to MBC back in 2015
- The cumulative effect of the G&T sites in the Parish
- Domination of the settled community by these site numbers
- The issues with social cohesion with the settled community

Clerk will write to the inspectorate.

9. Planning results

There were no results to discuss.



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

Cllr Selby noted that the matter of housing numbers and a call for sites had been raised at the KALC meeting on Monday 11th February and it will be essential to comment appropriately when the local plan ~~review arose.~~ *consultation begins.*

There being no other matters for discussion the meeting closed at 19:53 hrs.

Signed.....

Date.....

25th February 2019.

2019.