



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 Monday 22nd October 2018 at 7pm in the Green Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Selby and S Walker.

Clerk: Caroline Carmichael

Two members of the public were also present.

1.

- a. **Apologies for absence** Apologies were received and accepted from Cllr Pyman. Cllrs Nettleingham, Tull & C Walker were noted as absent.
It was noted that in the absence of the Chair & Vice Chair that Cllr Dungey would chair the meeting.
- 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 October 10th 2018** were duly approved and signed by the Chair.

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

Hammerstream – this matter remains ongoing and legal action is now promised. The reasons for delay are being discussed at Full Council. Updates will be given as they arise.

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 matter of delays and enforcement are now being referred to Full Council. Updates will be given as they arise.

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



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Land to the side of 27 High Street – the matter of the waste burning at this site raised at the last meeting has been escalated by the Clerk to MBC and is now part of an ongoing investigation by enforcements officers.

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.

5. Correspondence other than planning application.

Martins Gardens, Lenham Road, Headcorn – email correspondence received from MBC advising that work is to shortly begin in regards to enforcement notices for this site. The enforcement notices will be issued against anything that does not form part of the 2009 appeal decision. The Clerk will follow up.

27 High Street, Headcorn – the Clerk advised that the matter of licensing and planning permissions at the site to the side and rear of 27 High Street were being investigated by enforcement teams at MBC. Updates will be given as they arise.

6. Planning Applications to be considered

18/504872/TPO Land at Long Meadow Church Walk Headcorn TN27 9NR TPO Application - See Arboricultural Impact Assessment

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

18/504958/FULL 2 The Meadows Lenham Road Headcorn Ashford Kent

Variation of conditions 1 and 4 of appeal decision for application 13/2215 (Use of land for the stationing of a mobile home, a touring caravan and a dayroom for one gypsy/traveller family.) - to amend condition 1 to grant consent on a permanent basis or for a further temporary period, and to amend condition 4 to allow the stationing of 3 caravans (2 static and 1 touring van). (Resubmission of 18/500672/FULL)

The committee 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



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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:-

- a) Headcorn 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.

18/505053/FULL 24 Hop Pocket Way Headcorn Ashford Kent TN27 9AF
Single storey side extension (Revision of 18/500492/FULL)

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

18/504953/FULL Lily Court Farm Waterman Quarters Headcorn Ashford Kent
Part change of use of agricultural building for residential use.

The above application was discussed by the committee and it was agreed that they wish to see the application approved. It was agreed that HPC would request a condition stating that the dwelling would only be permitted to be used in conjunction with the business on the site, as suggested by the applicant.
Referral to planning committee is not required.

18/505312/FULL Great Tong Farm Great Tong Headcorn Ashford Kent
Demolition of existing lean-to shed and rear extension and erection of a single storey front and side extension and rear extension, including internal alterations and changes to fenestration (Resubmission of 18/502812/FULL)

18/505313/LBC Great Tong Farm Great Tong Headcorn TN27 9PP
Listed Building Consent for demolition of existing lean-to shed and rear extension and erection of a single storey front and side extension and rear extension, including internal alterations and changes to fenestration. (Resubmission of 18/502813/LBC)



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The above applications were reviewed concurrently by the committee and it was agreed that they wish to see the application approved and referral to planning 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 raised a concern about the obstruction of access to houses and businesses by those using the Cushty Crab van. It was agreed the Clerk would research the matter of obstruction and whether or not it was in fact a criminal offence.

The Clerk noted that a cut flower stall was advertised near the car wash at the station. The matter would be further investigated and updates provided as they arise.

Cllr Davies noted that the sign for Headcorn Bowls Club was hanging very low over the footpath and was presenting a hazard to pedestrians. Clerk to report to Highways.

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

Signed.....

Date.....14/11/2018.....