



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 23rd April 2018 at 7pm in the Green Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, James, Pyman, Walker C and Walker S

Clerk: Caroline Carmichael

Three members of the public were also present.

1.
 - a. Apologies for absence were received from Cllr Selby.
 - 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 Pyman has business interests in the site covered under application 18/501534/FULL Car wash/Sales Site Station Approach Headcorn Kent TN27 9SD
 - 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 April 11th 2018 were duly approved and signed by the Chair.
4. Matters arising from the last meeting.
 - a. Hammerstream – MBC Planning Enforcement Officer has confirmed that there has been further dumping on the site and she is now working with the legal team to agree further actions. She has spoken to the site owner and stressed that the site needs to be secured to prevent further unauthorised use. All to remain vigilant and report any activity.
 - b. Junction Wheeler Street/Oak Lane – the Clerk is now in contact with MBC to establish whether or not the drawings known as WSH – 001 & WSH – 002 are those referred to in the planning decision as these appear to show the visibility splay improvement that HPC were expecting. The matter will then be pursued with the developer and/or Kent Highways.
 - 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.
 - 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. The Clerk advised that there is a backlog at the Inspectorate.



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- e. **APP/U2235/C/17/3189217 Acers Place Lenham Road Headcorn** Cllr Dungey and the Clerk attended the hearing on April 17th 2018. Cllr Dungey gave an update to the committee. The outcome of the hearing is expected in 6 to 12 weeks.
- f. **Traders Car Park** – Cllrs Dungey and Walker S met with Starnes. Cllr Walker advised that it was a good meeting and reassurance were given that access to the Traders Car Park would be maintained. There was further encouraging news in that Starnes were in conversation with the landowner concerning the road surface in the car park. The build should take 6/9 months and is anticipated that it will commence in late summer. The agent also agreed that they would be looking at CCTV coverage in the area and would look at a way to protect the culvert from being filled with rubbish.
- g. **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 15th, 16th, 17th & 18th May 2018 at 10:00am at the Town Hall, High Street, Maidstone. Given that an update is awaited from MBC on some matters this would be discussed at the meeting scheduled for May 9th.
- h. **River Sherway** – The Clerk had called at the site as agreed but was unable to speak with the site manager. The Clerk had therefore written to the IMDB to ask if they had received an update. Clerk to follow up.
- i. **18/501277/FULL Land Rear of the Hardwicks Grigg Lane Headcorn Kent** – Cllr Dungey advised that she had been advised by a number of people that the village were surprised that the Council had supported this application, given that a nursery provision is vital to the village. Cllr Dungey was keen to see a statement issued explaining that we had supported the application as there were no planning reasons on which to refuse it. Cllr Dungey to draft a statement and circulate.

5. Correspondence other than planning application.

ENF/18/500229/BOC Harrison Car Sales Station Approach Headcorn

The Clerk explained that a letter had been received from MBC advising that there had been no planning condition breach as the condition did not restrict the use of the burger van to customers of the car wash.

Upon further investigation it would appear that the environment team agreed that this condition could be removed and this was recommended and approved by committee.

The Clerk apologised to the enforcement officer for misunderstanding of the condition wording and adding to their workload



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6. Planning Applications to be considered

18/501288/FULL Squirrel Cottage Church Walk Headcorn TN27 9NR

Demolition of single storey side extension, erection of two storey side extension and creation of new vehicular access.

The committee thanked the applicant for attending the meeting and outlining the proposal. The detail was then reviewed and the Council wish to see the application approved. Referral to the committee is not required.

18/501358/FULL Walnut Cottage Church Walk Headcorn Ashford Kent

Demolition of existing porch and erection of new porch.

The committee noted that site notice that had been uploaded to the portal was incorrect. It was agreed that the application would be discussed and the Clerk would check the physical site notice the following day. If the notice was correct the Clerk would advise the Committee and submit the agreed comments.

The detail was then reviewed and the Council wish to see the application approved. Referral to the committee is not required.

18/501424/FULL 25 Oak Farm Gardens Headcorn Ashford Kent TN27 9TZ

Demolition of existing conservatory and erection of a single storey rear extension. Relocation of principle entrance with erection of a front porch. Minor internal alterations and alterations to fenestration along North elevation. Part demolition of detached garage, demolition of shed and extension to existing driveway with erection of a car port / store to the rear of the site. Erection of boundary fence with the creation of a pathway and gate access to front and erection of fence to rear.

The committee began by reviewing the plans and noted that there is a discrepancy over the naming of the elevations. Furthermore the plans are inconsistent in their scale. These matters make it difficult to make an informed decision on the application.

It was noted that Cllr James left the meeting at 8:00pm due to another commitment. This had been agreed with the Chair.

The Committee agreed that they would further review the application upon receipt of corrected drawings. Clerk to advise planning officer.



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18/500925/FULL 5 Martins Gardens Lenham Road Headcorn Kent 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.

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 feel that the statement "this involves them in travelling for work away from the site for weeks at a time obtaining work by leaflet dropping" is insufficient evidence for determining G&T status.

This site was given permission, upon appeal for 3 pitches in 2009 and the site has suffered environmental harm 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.

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.



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- 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:-

- Headcorn/Ulcombe have met the adopted local plan requirement for G&T pitches
- There is significant environmental and landscape "harm" caused to the local area
- 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
- 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.

We trust that the planning officer will judge this application in light of the Local Plan adopted in 2017 and the relevant policies contained therein.

Referral to planning committee is required.

18/501534/FULL Car Wash/Sales Site Station Approach Headcorn Kent TN27 9SD

Permanent retention of existing temporary canopy and erection of a 37sqm canopy extension.

The application was reviewed and debated by the committee.

The Chair took a vote for those in favour of the application:-

4 in favour

0 against

1 abstention

The committee therefore approved the application. No referral to planning committee is required.

18/501682/FULL Headcorn Aerodrome Shenley Farm Shenley Road Headcorn Kent

Variation of condition 7 of MA/77/1559 for the display by solo Spitfire on the 1st and 2nd June 2018, Event to Commemorate 78th Anniversary of the Battle of Britain.



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The committee reviewed the detail of the application and it was agreed that they wished to see the application approved.

Referral to committee is not required.

18/501734/FULL Emdolyn Grigg Lane Headcorn Ashford Kent

Erection of a single storey rear extension

The committee reviewed the detail of the application and it was agreed that they wished to see the application approved.

Referral to committee is not required.

7. Planning results

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

8. Planning Appeals to be considered

16/505508/FULL Ten Acre Farm Love Lane Headcorn Kent

PINS reference: APP/U2235/W/18/3198435

The detail of the appeal was discussed and it was agreed the Clerk would submit all previous objections and further include detail concerning the cumulative effect that the settlement were having on the community.

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

Cllrs Dungey would like to explore the "size of a day Room" on a G&T pitch. The committee agreed the Clerk would make enquiries and the matter could be discussed at a subsequent meeting

Cllr Pyman noted that at the recent KALC meeting it had been highlighted that the G&T consultation that was now taking place does not extend to include land that is privately owned.

There being no other matters for discussion the meeting closed at 20:51 hrs

Signed.....

Date.....

9-5-18.