



## 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 26<sup>th</sup> February 2018 at 7pm in Green Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, James, Pyman & Selby

Clerk: Caroline Carmichael

There was 1 parishioner present

1.
  - a. Apologies for absence there were no apologies. 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 January 22<sup>nd</sup> 2018 were duly approved and signed by the Chair.
4. Matters arising from the last meeting.
  - a. Hammerstream – All to maintain a watching brief and Clerk to continue to report any Intel received.
  - b. Junction Wheeler Street/Oak Lane - the Clerk is waiting to hear from Crest Nicholson concerning a meeting with HPC to discuss the matter.
  - c. G&T allocation – the Clerk had received a response to the enquiries about the G&T allocation and as at 14 February 2018 a further 18 pitches is required for the plan period to 2031. It was further noted that the adopted local plan has also defined "pitch" as 1 mobile home (static) and 1 tourer.
  - d. 17/500815/BOC Land West Of Mill Bank - Removal of hedges at site  
Nothing more from MBC on this matter and Clerk will follow up in early course.
  - e. 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.
  - f. 18 Forge Meadows Headcorn – MBC have advised that an appeal request was received by the planning inspectorate within the required time frame. Further news on the appeal is now awaited.



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- g. **17/505499/REM Land between Mill Bank, Ulcombe Road & Kings Road Headcorn TN27 9LD** – the application has now been approved and the Clerk has made contact with the agents to seek contact details of the developer in order that a relationship can be established to help through the development period. HPC are also looking to meet with the developers concerning access to the ANGSt land that will be gifted to the parish but at this time no response has been received.

### 5. Correspondence other than planning application.

**Quarter Paddocks Bletchenden Road Headcorn ENF/18/500069** - Correspondence received from MBC acknowledging receipt of the alleged breach of planning condition at the above location. The matter is to be investigated and a response should be received within 21 days. Clerk to follow up in due course.

### 6. To discuss removal of Hawkenbury Walkway and agree any actions required

The Committee reviewed the detail sent by Kent County Council concerning the removal of the unsafe walkway (KCC No. 3926) and it was agreed that there were no objections to its removal. Clerk to notify KCC.

### 7. Planning Applications to be considered

**18/500569/FULL Lydon House Ulcombe Road Headcorn Ashford Kent**  
Proposed outdoor swimming pool.

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

Referral to the committee is not required.

**18/500492/FULL 24 Hop Pocket Way Headcorn Kent TN27 9AF**  
Single storey side extension

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

The Council is aware that there is a 10 year covenant in place at this development that restricts development and the Clerk is asked to point this out to the officer

Referral to the committee is not required.



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### **18/500383/FULL 2 West View Maidstone Road Headcorn TN27 9RL**

Variation of condition 1 of MA/14/503581 to allow temporary change of use of land for the erection of 12 temporary cat pens for a further 3 years. Permission to be extended for a further three years.

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

Referral to the committee is not required.

### **18/500591/FULL Larch House 1 Palmers Yard Headcorn Ashford Kent**

Loft conversion with dormer window and velux rooflights.

The application was considered by the committee and it was agreed that they could not review this application as they considered it to be incomplete

The site plan submitted with the application does not show the location of Larch House and the committee could not determine whether or not any windows would over look neighbouring properties

The application should be resubmitted, with a correct site plan, to HPC for further consideration

If the officer is minded to go ahead without this clarity then HPC require referral to the planning committee

### **17/506346/FULL Water Lane Cottage 1 Water Lane Headcorn Ashford Kent**

Demolition of existing garage block and construction of new garage

### **17/506347/LBC Water Lane Cottage 1 Water Lane Headcorn Ashford Kent**

Listed Building Consent for demolition of existing garage block and construction of new garage

The above applications were reviewed simultaneously and the Council agreed that they wished to see the application approved subject to any comments made by the conservation officer giving that the construction is in the curtilage of a listed building.

Referral to planning committee is not required.



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### 18/500672/FULL 2 The Meadows Lenham Road Headcorn TN27 9LG

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).

The committee began by reviewing the recent history on this site and noted that temporary planning permission was granted to Mr. P Malloney and his partner and dependents for a period of two years from 1<sup>st</sup> May 2014 under MA/13/2215. Permission was granted on a temporary basis in order to meet the identified need of the applicant in accordance with guidance contained in Planning Policy for Traveller Sites.

This permission was appealed in January 2015 and permission granted for a limited period of three years from 20<sup>th</sup> February 2015. Temporary permission was granted and the Inspector clearly stated that "the harm to the character of the area that would arise from the permanent use of the land and the visual presence of structures on the site would significantly harm the character and appearance of the area. This would be contrary to local policies ENV28 and ENV34 and to national policy. The granting of permanent permission would not accord with the environmentally sustainable aspect of national policy. I have, therefore, attached significant weight to this harm"

This permission expired in February 2018 and we are now in receipt of the above application, though it has to be noted that the applicant is M & J O'Brien.

The committee wish to make the following comments:-

- It should be further noted that with the approval of the site at Little Boarden Headcorn have met the MBC Local Plan requirement for allocated sites.
- Headcorn's relatively remote location is not a good strategic location for gypsy and traveller accommodation, over and above locally identified needs.
- The 2011 Census reveals that gypsies and travellers account for a much higher proportion of the population in Headcorn 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.
- 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



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additional development required by the Local Plan. Allowing for a dispersal pattern that means that larger parishes, such as Headcorn, take more development, then over the whole of the plan period Headcorn would need to contribute 5 gypsy and traveller pitches. See HNP33.

- Headcorn's Neighbourhood plan clearly states that the applicants must fulfil the definition of gypsies and travellers provided by the DCLG. "persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependent's educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such"

In determining whether persons are "gypsies and travellers" for the purposes of planning policy, consideration should be given to the following issues amongst other relevant matters:-

- whether they previously led a nomadic habit of life
- the reasons for ceasing their 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.

Current legislation has a requirement to evidence G&T status, there is no such evidence for the appellant.

- The committee noted that there are 16 enforcement notices attached to the site all of which remain outstanding.

Given that Headcorn have already met the adopted local plan requirement for G&T pitches and the "harm" caused to the local area and the fact that this is worsened by the cumulative effect of G&T settlements on the Lenham Road, contrary to the Maidstone Local Plan and the NPPF, they strongly oppose the granting of both permanent and temporary permissions and wish to see this application refused.

Referral to planning committee is require.

### **18/500769/FULL 75 Knaves Acre Headcorn Ashford Kent TN27 9TJ**

Demolition of garage, erection of a two storey side extension and widening of existing drive.

The application 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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### 8. Planning results

The Planning results were not available due to problems experienced with the MBC portal.  
Update to follow.

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

#### 17/500166 Pinkhorn Farm Tattlebury Lane Headcorn

The Clerk advised that an alleged breach of planning conditions has been submitted to MBC as all the hedge row and trees have been removed at the above site. Clerk to update committee in due course.

#### 17/500815/BOC Land West Of Mill Bank Maidstone Road Headcorn Kent

It was noted that "whips" had been planted at the site to replace the hedges that had been removed. The committee discussed the matter and agreed, given that it would take upwards to 15 years for the whips to be established, that they should be asked to replace the decimated hedge with established mixed native hedging. Clerk to follow up as there has been nothing more from MBC on this matter.

There being no other matters for discussion the meeting closed at 8.00pm

Signed.....

Date.....

14-7-18