



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 26th March 2018 at 7pm in the Green Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Pyman & Selby. Cllr Sue Walker arrived at 7:03pm.

Clerk: Caroline Carmichael

Two members of the public and Parish Councillor Alan Nettleingham were also present.

1.
 - a. Apologies for absence were received from Cllr James. Cllr Chris 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: It was recorded that a parishioner has proposed to gift land at the rear of the houses on Millbank to the Parish Council to be held in perpetuity for the community.
 - 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 March 14th 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** – Safety at this junction is still in question. Matter ongoing Clerk in correspondence with Crest Nicholson.
 - 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.
 - e. **17/505499/REM Land between Mill Bank, Ulcombe Road & Kings Road Headcorn TN27 9LD** – The Clerk advised that she had been informed that the landowner is now in contact with the agent and developers concerning access from the new housing



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development to the ANGSt land. The matter is being looked after by the R & B working group and updates will be reported as they arise.

f. **17/504963/FULL Shenley Farm Shenley Road Headcorn**

The Clerk confirmed that she had received confirmation from the planning officer that our comments were understood to mean a maximum of 10 flights per month. She is to discuss this with the applicant.

g. **The Barn Little Moatenden** the Clerk confirmed that she had contacted Sutton Valence PC and asked to be notified should they receive an application for flood lights at the new equestrian facility.

5. Correspondence other than planning application.

Footpath access from new development on Gibbs Hill to Locks Meadow – email correspondence Locks Meadow Management Ltd asking the Parish Council to confirm whether or not they have been in dialogue with MBC or Persimmon Homes concerning a proposed footway linking the Gibbs Hill proposed development and Locks Yard. The Clerk confirmed there had been no dialogue and would do so to the writer.

17/500824/BOC Naked Foods Limited Smarden Road Headcorn the Clerk advised that correspondence has been received from MBC about the removal of hedges at the above site. After some 5 months MBC have ruled that no breach of planning control has occurred in this instance.

The Clerk was asked to establish with MBC at what point would the removal of hedges become a planning control breach.

APP/U2235/C/17/3189217 Acers Place Lenham Road Headcorn the Clerk advised that confirmation had been received from MBC that the appeal against the enforcement notice at this site had been scheduled for 17th April 2018 10 am at the Hazlit Theatre in Maidstone. It was agreed that those that wished to attend would do so.

Traders Car Park/Starnes correspondence received suggesting a meeting on 6th April. It was agreed Cllrs Dungey & Sue Walker would attend. Clerk to confirm.

APP/U2235/W/17/3183893 Green Acres Wagon Lane Paddock Wood Borough Cllr Shellina Prendergast had sent the decision on this appeal for noting given the decision which centered on refusal of the appeal due to flooding issues and it rendered the site unsuitable and the public interest outweighs the rights of the site owner/occupiers. This would not be a violation of the human rights of the occupiers as the identified harm cannot be overcome. The Committee noted this decision with interest.

Watch on the Weald email received from the editor of this magazine issued by the Weald of Kent Protection Society. They are doing a feature on Local Plans and would like a contribution from Headcorn. It was agreed the Clerk would ^{draft} something and circulate it for approval prior to sending to the editor. Deadline for article 6th April.



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18/501061/FULL Barradale Farm Maidstone Road Headcorn Ashford

Removal of condition 8 (hours of use) and condition 16 (no additional floor space in the form of a mezzanine floor) of 17/503152 Change of use from arable farmland to B2 and B8 industrial use, construction of two industrial building with associated hard standing and access road

The application was reviewed by the committee and following was agreed:-

Condition 8 - should remain as is. The committee could see no justification for the removal of the condition.

Condition 16 - the committee cannot determine whether this condition should be removed without understanding more detail for the proposed use of the building. Upon receipt of more detail the matter can be reviewed.

Referral to planning committee is required.

18/500709/FULL Headcorn Methodist Church High Street Headcorn

Construction of disabled access ramp and alterations to doorway at side of building

The application was reviewed by the committee and the Council wish to see the application approved subject to compliance with any recommendations made by the Conservation officer. Referral to the committee is not required

7. Planning results

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

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

Cllr Dungey noted that the temporary pedestrian crossing in Staplehurst has now been made a permanent crossing. The Clerk noted that this had been provided with developers funds.

It was noted that the appeal for the site known as the Meadows Lenham Road Headcorn would be heard in May and it was agreed that the matter would be discussed at the planning meeting at the end of April.

There being no other matters for discussion the meeting closed at 8.35pm



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6. Planning Applications to be considered

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

Loft conversion with dormer window and velux rooflights

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

Referral to the committee is not required.

18/501196/FULL Land North Of 61 And 62 Knaves Acre Headcorn Ashford Kent TN27 9TJ

Two storey detached house, with double garage with access off Grigg Lane

The first thing to note is that all the pictures supplied with this application are at least 18 months old and taken in the depths of winter, this portrays a very different picture to how the site looks at the height of summer when the flora and fauna is at its best.

The committee expressed grave concerns about the safety of the proposed access which would access the site directly across the PROW.

Furthermore this access would be entirely unsuitable for access by construction traffic.

The PROW has already been diverted to this course to allow the larger developments to be completed and the idea was to create a scenic and natural environment for parishioners to enjoy, as they would have previously enjoyed when the PROW crossed a green field site.

The plans indicate that a number of trees and shrubs will be removed and that would be at odds with the proposed nature of this area.

This proposal will cut off a wild life corridor of trees and hedge line growth, plus the wet ditch areas. The paddock currently is a wild area, uncleared supporting wild life habitat.

The committee wish to see the application refused in its current format and referral to planning committee is required.

18/501213/OUT Salvete 44 Mill Bank Headcorn Ashford Kent

Outline Application for the erection of a two bedroom bungalow (all matters reserved).

The committee discussed this application and noted that it the applicant had recently agreed to gift a parcel of land to the Parish Council and as such the committee discussed whether it was appropriate for them to determine this application. There was a mixed view on the subject and the Chair asked for a vote on the matter, the proposal was that the determination should be left to MBC given the significant pecuniary interest of the Council. The vote was:

4 in favour

1 abstention- against

The Clerk was asked to advise MBC accordingly.



HEADTOWN PARISH COUNCIL

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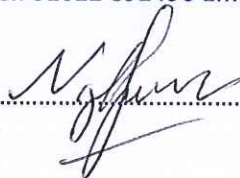
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Signed.....

Date.....11-4-2016