



## 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 10<sup>th</sup> May 2017 at 7pm in Longmeadow, Village Hall, Headcorn.

Those present: Cllr Andrews, Cllr Pyman, Cllr Dungey, Cllr Selby, Cllr Davies, Cllr James & Cllr Walker

Clerk: Caroline Carmichael

There were five parishioners, Borough Councillor Martin Round and Cllr John Mather present.

1. **Apologies for absence.** Cllr Pyman, Cllr Bellingham-Padbury, ~~Anna May~~ *DJA*  
**To seek notification on whether anyone intends to film, photograph or record any items of this meeting.** Mr. Doug Williams confirmed he would be recording the meeting.  
**Declaration of changes to the register of interests:** There were none recorded.  
**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  
**Requests for Dispensations:** There were none recorded.  
**Declarations of Lobbying:** Cllrs Selby, Dungey and Andrews confirmed they had had correspondence concerning application 17/502003/FULL

2. **Public session** (minute book closed)

3. **The minutes of the meeting held on April 12<sup>th</sup> 2017** were signed as a correct record.

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

The Clerk advised that she had discussed the unit on the High Street that was undergoing some work after it had been recently vacated. Given that it forms part of a Grade 11 listed building the matter had been reported to MBC and it transpires that the work is internal decoration only. There is no news yet regarding a tenant but the Class of use would be reviewed by MBC.

Hammerstream it was confirmed that MBC had placed an injunction on the land in the week prior to Easter. Full detail would be given at the Full Council meeting. It was noted that the site remains very quiet.

Countryside properties the Clerk advised that there is still no news of MBC visiting the site. Clerk to chase.

Pullen Farm proposed solar installation. The Clerk gave an update on the first day of the hearing and advised that day 2 was to be spent on an all-day site visit. Mr Mike Fitzgerald would be in touch with Cllr Andrews if his presence was required at the meeting.

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It was noted that HPC had received correspondence from the community in regards to support for action taken over developments in the village. Cllr Andrews thanked the community for their support.

17/501492/FULL The Clerk advised that there had been nothing from MBC and the website still showed no comments from neighbours, which given the issues at the location, would seem unusual. The Clerk to chase MBC concerning that and clarity regarding the 2 year temporary access period.

### 5. Correspondence other than planning application.

16/507255/F Land off Lenham Road

Notification of Appeal Lodged with the Planning Inspectorate

Proposal: Outline application for the construction of up to 48 no. bungalows, houses and apartments with 40% affordable housing, associated amenity land for ecological mitigation, and new vehicular access from Lenham Road inclusive of footway on southern side of Lenham Road, Headcorn.

Location: Land off Lenham Road Headcorn

An appeal has been lodged by Mr. Graham Norton in relation to the above for the following reason: The Council has refused permission for this application.

The Planning Inspectorate/Secretary of State has decided that the appeal will be determined on the basis of Written Representations.

Cllr Andrews suggested that it would be more appropriate for this hearing to be held as a hearing as opposed to written representations and it should also be held in Headcorn. The committee agreed. Clerk to contact MBC and inspector regarding the matter.

Cllr Andrews would be discussing this with the Headcorn Matters and a detailed response would be brought back to e committee on 23<sup>rd</sup> May for review. It was noted that comments must be with the inspector by 7<sup>th</sup> June 2017.

Neighbourhood Plan update from Cllr Andrews. MBC had prepared a report for the Strategic Planning, Sustainability & Transport Committee (SPS&T) that recommended that the NHP not be approved for referendum as it did not meet the Basic Conditions. A letter was formerly submitted by our legal counsel that challenged the inspectors report on a number of matters that were believed to be both incorrect and unlawful. As a result of this letter the report was withdrawn from the agenda for the meeting on April 11<sup>th</sup>. Members of the Council and Headcorn matters team met with MBC on 13<sup>th</sup> May and it was agreed that a further meeting would be held prior to the next SPS&T committee meeting on June 13<sup>th</sup>. Clerk to chase up.



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### 6. Planning Applications to be considered

#### **17/501895/FULL Unit 3-5 Kent Food Park Smarden Road Headcorn**

Removal of condition 15 of 13/1105 (Demolition of existing commercial buildings, formation of estate road and erection of 14 detached and semi-detached houses with detached and attached garage buildings with associated landscaping and flood mitigation works) – no longer necessary following the abolition of Code for Sustainable Homes (CFSH) in March 2015

Committee note position and approved application.

#### **17/502003/FULL Hawkenbury Farm Hawkenbury Road Hawkenbury**

Erection of a single storey garden room extension and alterations.

The Committee reviewed the application and drawing submitted for this proposal and it was noted that it had been very well thought through and was in keeping with its location and surroundings. It was also sympathetically blended to the existing structure.

The Committee wish to see the application approved. It was further noted that if the planning officer was minded to refuse the application then the Council would wish to see the matter referred to planning committee

#### **17/501158/FULL Land East of Thatch Road and South of Lenham Road Headcorn Kent**

Removal of Condition 15 of 14/503960 – provision for renewable energy to be provided on Phase 4 to ensure no reduction in the amount of solar power provided across the development

CLLr Andrews gave details supplied in letter from MBC planning officer and confirmed that this would enable the developer to have consistency across the three phases of development. Give that HPC are in favour of solar panels on dwellings and the proposal seems a very reasonable approach the committee wish to see the application approved.

### 7. Planning results.

Results for April 2017 and week commencing May 1<sup>st</sup> May 2017 reviewed and no further action required.



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

Cllr Andrews noted that given members of the audience at the meeting are invited to record them it is perhaps something that the Council should consider. It was noted that this would have to be discussed at Full Council.

Signed.....

Date.....

22<sup>nd</sup> May 2017