



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

Those present: Cllrs Andrews, Pyman, Dungey, Selby & Walker

Clerk: Caroline Carmichael

There were 2 parishioners present.

1.
  - a. Apologies for absence. Apologies were received and accepted from Cllrs James and Davies.
  - 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: Cllr Andrews declared an interest in regards to planning application 16/507035/FULL Gibbs Hill Farm Grigg Lane Headcorn as he resides on Grigg Lane. Cllr Andrews and Selby declared an interest in regards to agenda item 8. To consider the proposed construction access at the Crest Nicholson development between Grigg Lane and Lenham Road Headcorn as they reside in Grigg Lane & Lenham Road respectively
  - 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 August 21<sup>st</sup> 2017 were duly approved and signed by the Chair
4. Matters arising from the last meeting.
 

Countryside Properties the Chair advised that a complaint from a resident next to the development has been upheld by the Local Government Ombudsman and given that they agree that MBC have not followed due process they have been ordered to pay financial compensation to the complainant. Borough Councillor Shellina Prendergast has raised the matter with the management team at MBC and stated that she hopes that lessons will be learned from the matter.

There is another case ongoing concerning this development and details are now with the Ombudsman.

Hammerstream enforcement remains active. Clerk to keep a watching brief.

17/503377/Full Little Hawkenbury Barn Hawkenbury Road Hawkenbury TN12 0DU the Clerk advised that there had been no response from MBC concerning the incomplete application forms for this application and the application has now been approved by MBC. The matter was

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further discussed and it was agreed that the Clerk would monitor the situation and record the incidence of non-response from MBC for the next 4 - 6 months.

**BT work in High Street** the Clerk advised that there had been no response from KCC and the matter would be chased up.

**17/503834/FULL 5 Oak Lane Headcorn Ashford Kent TN27 9TR** the committee have received correspondence from a parishioner objecting to this application and feels that HPC have made the wrong decision to approve this application. The Committee reviewed the correspondence and objections and it was agreed that the Clerk would write to MBC stating that we are in receipt of further representations about this application and that these are issues that the officer should be aware and should consider carefully in the assessment of the application, it does not however change the original decision of this committee.

### 5. Correspondence other than planning application.

**The Meadows Lenham Road** MBC have requested that we support them in a request to the Planning Inspectorate to expedite this appeal. The committee agreed that a letter should be sent. Clerk to action.

**The Meadows Lenham Road** a letter has been received from the Planning Inspectorate confirming that Borough Cllrs English, Prendergast and Round would be speaking at the hearing. **Mr. P Mackelden** submitted three potential planning proposals to HPC for consideration against the HNP and local requirements before submitting a full application to MBC. The Committee reviewed the 3 plans and it was noted that the HNP does support the provision of business units of this nature, although not on a greenfield site. There is however no support for housing development on a greenfield site unless it is for the purpose of tourism or the conversion of redundant buildings.

There is support for "one off" developments and 17 sites were identified in the HNP process but it did not include this site. Furthermore this site is not supported by the MBC Local Plan.

The committee therefore agreed there was no preference as none are in conformity with the vision for the village outlined in the Headcorn Neighbourhood Plan.

Clerk to advise accordingly.

**Pullen Farm Appeal** correspondence received from the Planning Inspectorate confirming that the appeal had been dismissed.

**Gibbs Hill Farm 16/507035/FULL** copy of Parishioners objection to the application received and noted by the committee.

### 6. Planning Applications to be considered

**17/503993/FULL 32 Downs Close Headcorn Ashford Kent TN27 9UG**

Demolition of existing garage and erection of a single storey side and rear extension

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The Committee reviewed the application and confirmed that they wished to see the application approved.

Referral to the planning committee is not required.

### **17/504225/FULL 26 High Street Headcorn Ashford Kent TN27 9NE**

Erection of a shed in rear garden.

The application was reviewed by the Committee and they noted that this is in the High Street Conservation area. They wish to see the application approved subject to any conditions imposed by the conservation officer.

Referral to Planning Committee is not required.

### **17/504226/LBC 26 High Street Headcorn Ashford Kent TN27 9NE**

Listed Building Consent for erection of a shed in rear garden.

The application was reviewed by the Committee and they noted that this is in the High Street Conservation area. They wish to see the application approved subject to any conditions imposed by the conservation officer.

Referral to Planning Committee is not required.

### **16/507035/FULL Gibbs Hill Farm Grigg Lane Headcorn Kent TN27 9LY**

Creation of 55 houses and associated roads, car parking, landscaping, vehicle access from Grigg Lane and a new area of public space

The Committee reviewed both the additional detail and the comments of the Headcorn village tree warden. Their overall view of the application is unchanged but ask that the Clerk submit the comments of the tree warden.

#### **7. Planning Appeals to be considered**

There were no appeals to consider

#### **8. To consider the proposed construction access at the Crest Nicholson development between Grigg Lane and Lenham Road Headcorn**

The committee reviewed correspondence received and confirmed that they were happy to support the proposal.

#### **9. Planning results**

The planning results were reviewed and no further action was required.



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

Cllr Pyman raised the issue of the large number of yellow signs that were appearing for the new housing developments. The Clerk advised that only approved signs would stay up others were to be removed especially those in the conservation area.

There being no other matters for discussion the meeting closed at 7:52 pm

Signed.....

Date.....