

DTA



## 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 24<sup>th</sup> July 2017 at 7pm in the Green Room, Village Hall, Headcorn.

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

Clerk: Caroline Carmichael

There was one parishioner present.

1.
  - a. Apologies for absence. 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 July 12<sup>th</sup> 2017 were duly approved and signed by the Chair after the correction of on page 3 of "their" to "the".

4. Matters arising from the last meeting.

**Countryside Properties** the Clerk advised that there is no further update on this matter and will continue to follow up.

**Neighbourhood Plan** Cllr Andrews advised that a meeting had been arranged for 7<sup>th</sup> August 2017 with MBC and Borough Councillors to discuss the way forward for the HNP. He further advised that the Clerk was still chasing for a copy of the local authorities legal counsel advice.

**The Meadows Appeal** Cllr Andrews read correspondence from a Parishioner who is seeking the support of the Council with regards to the appeal on the land known as the Meadows. The Clerk to send details of our objections to the Parishioner. The Clerk was asked to check that Ulcombe & Boughton Malherbe had also submitted their comments. The Clerk advised that the inspectorate had responded regrading delays in the start of the appeal process advising that the process could not start until all the relevant detail was received from the appellant.

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

**Planning Appeals for Greengates & Little Boarden** the Clerk advised that there was no further news of the date/venue for the hearings. Clerk will follow up.

**Harrisons Car Wash** the Clerk advised that the applicant had spoken to her concerning the opening hours proposed for the burger van. The Clerk advised that as this was not clear at the time of the application they should write to MBC and advise the planning officer.

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### 5. Correspondence other than planning application.

The Committee reviewed correspondence received in regards to 16/505003/PNQCLA Prior Notification for change of use of agricultural building to three dwelling houses at the Cattle building Pinkhorn Green Farm Tattlebury Lane. It was agreed that the Clerk would monitor the MBC portal for receipt of the application and detail in order that the committee may review and comment if appropriate.

The Clerk was asked to circulate the guidance on permitted rights development.

### 6. Planning Applications to be considered

#### 17/503377/Full Little Hawkenbury Barn Hawkenbury Road Hawkenbury TN12 0DU

Proposed change of use of land from agricultural to residential, and erection of a detached garage with ancillary accommodation above.

The committee reviewed the application and made the following observations:-

1. The application is incorrect – see Item 17 where it states there will be no loss or gain of residential units
2. Further it makes no reference to the dwelling in the Item 3 Description of Proposal
3. Given the ongoing issues with the disposal of foul sewerage in Headcorn the committee note that no reference is made to the disposal of the same
4. Kent Design Studio Flood Risk Assessment makes no mention of a dwelling and states that the proposal is for the erection of a detached garage/ancillary building
5. The application site is sited in Flood Zone 2

The Committee noted that the application is incomplete and somewhat ambiguous and cannot comment on the same without further clarification and are disappointed to note that the planning authority do not seem to adequately vet applications and detail before it is sent out for consultation.

#### 17/503152/FULL Barradale Farm Maidstone Road Headcorn Ashford Kent

Change of use from arable farmland to B2 and B8 Industrial use, construction of two industrial buildings with associated hard standing and access road.

Development at Barradale Farm is supported by the Headcorn Neighbourhood Plan – HNP21 and the proposals in this application sit very well with the HNP.

In supporting this application the committee wish to make the following comments:-

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We would wish to see the creation of an access link between Barradale Farm and the neighbouring Stonestile Business Park, creating a shared access onto the A274. This would allow the entrance to Stonestile Business Park to be closed and alleviate problems experienced on the single track Stonestile Road.

Further consideration should be given to creating a safer access onto the business park given its location on the fast flowing A274. A good example of this is the entrance to the Weald of Kent Golf Club also sited on the A274.

The extension of the reduced speed limit from its current location to north of the site access point.

Referral to planning committee is not required.

### **17/503281/FULL The Meadows Lenham Road Headcorn**

Proposed siting of one mobile home, one touring caravan, reception of a dayroom/utility room and new vehicular access onto Lenham Road (retrospective)

It was noted that permission for occupation of this site was first granted on a 3 year temporary personal basis to a named family.

Since that time, various application have been submitted and refused and the original family have not occupied the site for some years.

In February 2017 a further application was submitted and refused

The committee is now reviewing yet another application for the site, noted that the name appears to now be Doran.

Given the number of applications and refusals for this site and its continued occupation it is subject to a large number of Enforcement Notices. The lack of enforcement action is a real concern for the Council and that this matter has been allowed to continue since 2005 is wholly unacceptable. That notices are placed and then not enforced makes a mockery of the planning and enforcement process.

In reviewing this application the committee wish to see the application refused for a number of reasons:-

- Visual harm to the countryside and surrounding location
- Headcorn fulfil their commitment to the G&T community by providing a number of approved plots, on which there is space for additional caravans.
- The temporary application was approved on the basis of providing accommodation for a named family for a specific set of circumstances and any changes to that condition should be refused



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- The cumulative impact of the large number of G&T plots in Headcorn, and not just on this site, is completely ignored by the local authority
- It is believed that if this issue arose within the settled "bricks and mortar" community that the situation would not have been allowed to continue and swift enforcement action would have been taken

Referral to the planning committee is required.

### 7. Planning Appeals to be considered

There were no appeal applications for consideration

### 8. Planning results

Results were reviewed and noted. No further action required.

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

CLlr Dungey advised that where previous permission had been granted for a caravan for occupation by a family's elderly relative due to ill health had now been removed from the site following the death of the occupant.

It was noted that BT had been stopped from completing work they were undertaking regarding installation of new broadband cables by a resident on the High Street who maintained that they had dug up his land. The Clerk was asked to look into the matter as it was believed that the verge concerned did not belong to the property in question. If BT have to lay the cable in the High Street this will lead to extensive disruption for the village due to the nature of the road surface/construction.

CLlr Davies reported seeing Ragwort at two sites:-

1. To the left of the Bowls Club
2. On the land at Hammerstream

Clerk to report same.

There being no other matters for discussion the meeting closed at 8:10pm

Signed.....

Date.....

9<sup>th</sup> August 2017