



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 27th November 2017 at 7pm in the Green Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, James, Selby & Walker.

Clerk: Caroline Carmichael

There were 5 parishioners

1. Election of Chair

The committee were asked for nominations for Chair. Cllr Chris Walker was proposed by Cllr Dungey and seconded by Cllr James. There were no other nominations and Cllr Walker was duly elected.

2. Election of Vice Chair

The committee were asked for nominations for Vice Chair. Cllr Nigel Pyman was proposed by Cllr Walker and seconded by Cllr Selby. There were no other nominations and Cllr Pyman was duly elected.

3.

- a. Apologies for absence Apologies received and accepted from Cllr Pyman due to his attendance at a meeting on behalf of Headcorn Parish Council.
- 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: Were received and noted from Cllr Selby concerning 17/500984 Land between Ringleside & Ringles Gate Grigg Lane Headcorn and Cllr Walker advised that correspondence had been received by Cllr Pyman concerning 17/505842/LBC 3 Station Road Headcorn Ashford Kent TN27 9SB.

4. Public session (minute book closed)

5. The minutes of the meeting held on November 8th 2017 were duly approved and signed by the Chair.



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6. Matters arising from the last meeting.

- a. **Hammerstream** – the MBC enforcement officer will keep a watch on the site. Clerk to continue to report and Intel received.
- b. **MBC Local Plan** - the Clerk advised that further correspondence had been received from the Secretary of State's office and our points were now to be reviewed. It was also noted that Alison Broom at MBC had been advised that an individual intended to challenge the adoption of the Local Plan and a statutory challenge under Section 113 of the Planning and Compulsory Purchases Act 2004 would follow.
- c. **Land between Mill Bank, Ulcombe Road and Kings Road** –this matter is on the agenda for discussion.
- d. **Road names for the development on land at Kent Food Park, Smarden Road Headcorn** further correspondence had been received in this regard and the developer did not agree to the Council proposals and gave other possible suggestions. The first of these was dismissed by the committee given the association with other sites in Headcorn of the same name.
The committee discussed further options and suggested Smith Way, for the entire development with the distinction of the smaller development as Clive Court.
- e. **Junction Wheeler Street/Oak Lane** the Clerk had reviewed previous minutes on this subject and it was clear that the request for a build out had not been formally requested. There had been discussions with the developer but their letter advising that the road width did not permit a build out had been after those discussions. The committee asked the Clerk to request the results of the safety audit and to arrange a meeting with Crest Nicholson to discuss the issues.
- f. **Review of Maidstone Borough Council Planning Service** – no further correspondence at this time. Clerk to chase outcome of the discussions at the Strategic Planning Sustainability and Transport Committee.
- g. **Countryside Properties** – At this time there has not been a response to the Councils request to take down the oversized building. Clerk to follow up.

7. Correspondence other than planning application.

- a. **17/500984/FULL | Erection of detached, two-storey house with parking | Land Between Ringleside & Ringles Gate Grigg Lane Headcorn Kent TN27 9LY**
Correspondence received from MBC advising that this application would be heard at planning committee on November 30th, with a recommendation from the officer to refuse the application. It was agreed that HPC would speak at committee. Cllr Dungey to attend.



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b. 16/507035/FULL Gibbs Hill Farm Grigg Lane Headcorn Kent TN27 9LY

Correspondence received from MBC advising that this application would be heard at planning committee on November 30th, with a recommendation from the officer to approve the application. It was agreed that HPC would speak at committee. Cllr Dungey to attend.

c. Legal Challenge to MBC Adopted Local Plan

It was noted that Alison Broom at MBC had been advised that an individual intended to challenge the adoption of the Local Plan and a statutory challenge under Section 113 of the Planning and Compulsory Purchases Act 2004 would follow. Copies of all correspondence had been sent to the Council.

8. Planning Applications to be considered

It was agreed by the committee that as there were a number of Parishioners in attendance concerning certain agenda items, that the items would be taken in a different order to that on the published agenda.

17/505517/FULL Manor Farm Oast Love Lane Headcorn Ashford Kent

Conversion of detached garage into annex to be used in conjunction with the main dwelling and erection of single storey rear extension

The Committee reviewed the application and the following points were noted:-

- a. The building is within the existing curtilage
- b. The HNP supports the proposal as this is not a new build but an enhancement of existing buildings
- c. It would not affect the neighbouring property as there is an existing building on the land next door
- d. There will be no additional access and no road changes are required
- e. There have been no neighbours objections

The committee therefore agreed that they wish to see the application approved.

Referral to planning committee is required should the officer be minded to refuse the application.



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17/505842/LBC 3 Station Road Headcorn Ashford Kent TN27 9SB

Listed Building Consent for the erection of a single storey rear extension and internal alterations (works completed).

The committee reviewed and discussed this application and noted that the previous application for Full consent had been approved by them.

The committee wish to see the application approved subject to any recommendations made by the conservation officer.

17/505529/FULL 36 Rushford Close Headcorn Ashford Kent TN27 9QD

Two storey side extension and single storey rear extension.

The committee reviewed and discussed this application and the following points were noted:-

- a. Over development of the plot
- b. The design would effectively "join" the existing dwelling to the neighbouring property and could create a "terrace effect"
- c. It would change the current street scene
- d. They noted objections from a nearby property concerning the terrace effect

The committee wish to see the application refused.

Referral to committee is not required.

17/505499/REM Land between Mill Bank, Ulcombe Rd & Kings Rd Headcorn Kent TN27 9LD

Approval of Reserved Matters following 15/503325/HYBRID (Outline application for development of up to 220 houses together with areas of open space, a nature conservation area, landscaping, new access onto Ulcombe Road and improved access to Kings Road (access being sought) plus change of use of land to school playing field - hybrid application (Resubmission of application 14/505284/OUT)) - Appearance, Landscaping, Layout and Scale being sought.

The committee reviewed the plans in detail and the following points were noted:-

- a. Heights of buildings give cause for concern on apartment blocks and 2.5 storey buildings
- b. Clarify use of emergency access i.e. when not being used in an emergency that the access be restricted to foot or cycle way
- c. Clarify how access would be obtained to emergency access e.g bollards/gate



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- d. Clarify situation with regards to the loss of the four parking spaces at the Kings Rd/A274 junction
- e. Clarify boundary line as it appears to include the public highway and also a proportion of the estate known as Uptons

It was further noted that HPC would like to meet with the developer to discuss access to the land that is being gifted to the Parish. Clerk to arrange.

Cllr Walker will review the layout and location and height of the buildings noted above and report back to the Clerk so that we may give a clearer picture to the developer of what HPC feels is acceptable in a countryside setting.

The arboricultural report would be passed to the Headcorn Tree Warden for comment.

The detail would be further discussed at the planning meeting on 13th December 2017, clerk to seek extension for comments due date.

17/505703/FULL Harrison Car Sales Station Approach Headcorn Ashford Kent

Two year change of use to allow the siting of a mobile burger van on car wash/car sales forecourt (Resubmission of 17/503283/FULL)

This matter was discussed at planning committee and the views of the Parish council remain unchanged.

Given that nothing has been done to address the previous grounds for refusal and the amenity will of the neighbouring properties will still be affected

They wish to see application refused and referral to planning committee is required

It was felt that the applicant had been given inappropriate advice by the planning officer who had suggested applying for a shorter license period - this clearly changes nothing

The committee therefore wish to see the application refused and referral to planning committee is required.

17/505208/FULL 29 Forge Lane Headcorn Ashford Kent TN27 9QN

Erection of a first floor extension.

Amended Plans Received 07.11.17 - L (P) 100 Rev B; L (P) 101 Rev A and L (P) 102 Rev A

The committee noted the amendments to the development and agreed that they wished to see the application approved

Referral to the planning committee is not required



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17/505916/ADV 59 High Street Headcorn Ashford Kent TN27 9QA

Advert Application for 1 No non-illuminated shopfront fascia and 1 No non-illuminated sign on flank wall as replacement signs (previously Nat West Bank).

The committee reviewed the application and agreed that they wished to see it approved.

Referral to planning committee is not required

17/505635/FULL Cross Keys New Road Headcorn Ashford Kent

Additional dormer window and changes to front porch (Amendments to approved application 17/502170/FULL)

The committee reviewed the application and agreed that they wished to see it approved.

Referral to planning committee is not required

9. Planning Appeals to be considered

There were no appeals to consider

10. Planning results

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

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

It was noted that there had been an article in the DownsMail concerning the discussions by HPC to align to Ashford Borough Council. The article was incorrect in that it stated that a consultant had been employed to look into the matter and this is not the case. The Clerk was asked to write to the DownsMail and issue a correction.

There being no other matters for discussion the meeting closed at 8:37 pm

Signed.....

Date.....13-12-2017