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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 12th July 2017 at 7pm
in the Longmeadow, Village Hall, Headcorn.

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

Clerk: Caroline Carmichael

There were four parishioners present.

1.
 - a. Apologies for absence. Cllr Padbury due to work commitments and Cllr Andrews due to ill health.
 - 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 Pyman noted a pecuniary interest in the business that is the subject of application 17/503283/FULL Harrison's Car Sales Station Approach Headcorn Ashford Kent
 - e. Requests for Dispensations: There were none recorded.
 - f. Declarations of Lobbying: It was noted Cllr Pyman had been lobbied application 17/503283/FULL Harrison's Car Sales Station Approach Headcorn Ashford Kent
2. Public session (minute book closed)
3. The minutes of the meeting held on June 26th 2017 were duly approved and signed by the Chair
4. Matters arising from the last meeting.

Countryside Properties the Clerk confirmed an email had been received from Borough Councillor Shellina Prendergast that confirmed that she was still in contact with the Countryside properties about the privacy issues and screening issues. West Kent Housing Association are being asked to reconsider their position on the matter of opaque glass and no further action required until a response is received from Mr. Mark Leader, Director of WKHA.
Clerk to follow up.

Neighbourhood Plan an update would be given in the Full Council meeting later in the evening.

The Meadows Appeal the Clerk had written to the inspectorate about delays in appeal applications. No response at this time.

Hammerstream enforcement remains active and the landowner was ordered to remove the caravan from the site. Clerk to keep a watching brief.

Planning Appeals for Greengates & Little Boarden the Clerk confirmed that the detail had gone to the Inspectorate and we now await the details of date/venue for the hearings.

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5. Correspondence other than planning application.

There was no correspondence for consideration

6. Planning Applications to be considered

17/502003/FULL & 17/502004/LBC Hawkenbury Farm Hawkenbury Road Hawkenbury Kent Erection of a single story garden room extension and alterations

The committee reviewed the revised Heritage Statement and noted that in their view the proposed extension is totally acceptable and complies with all the necessary policies protecting heritage buildings.

The applicant had addressed the meeting in the public session and the committee raised concern that the additional information/reports that had resulted in significant additional cost for the applicant may be required as a result of a lack of a conservation officer at the local planning authority. The Clerk was instructed to write to MBC on the matter and ask for an explanation for the situation in terms of both the delays in the application process and what appeared to be exceptional level of information sought and was it attributable to the lack of a conservation officer. The committee strongly felt that applicants should not be having to provide this detail as a result on the staff short comings at the planning authority.

The committee unanimously agreed to support the application and they require referral to the planning committee if the officer is minded to refuse the application.

17/501852/FULL Greengates Lenham Road Headcorn Ashford Kent Siting of four mobile homes and three touring caravans (retrospective)

The committee noted that they have been reviewing applications for this site for a number of years and with the exception of temporary planning permission granted for three years, all other applications have been refused. At each application HPC have restated their rejection of the proposals for a number of reasons:-

- Visual harm to the countryside and surrounding location
- The land should be returned to agricultural use
- 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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This site is currently the subject of nine current enforcement notices and this is not an acceptable situation. That notices are placed and then not enforced makes a mockery of the planning and enforcement process.

The Committee unanimously agreed that they wish to refuse this application and referral to the planning committee is required.

17/503283/FULL Harrison's Car Sales Station Approach Headcorn Ashford Kent

Change of use to allow the siting of a mobile burger van on car wash/sales forecourt

The Committee noted that there had been a burger van at this location in the past - without the appropriate permissions – and ~~there~~ ^{DJA} problems that had arisen at that time were innumerable.

It is noted that the supporting documentation to the application states that the purpose for the burger van is to offer car wash and valeting customers the option of hot/cold refreshments whilst waiting for their vehicles. It is the contention of the committee that this is unenforceable and the facility will be used by others. This will lead to additional vehicles at the site where there is no facility for parking and the approach to the station and the A274 will be obstructed by these additional vehicles.

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

If the officer/committee are minded to approve this application then HPC would wish to see the condition proposed by Environmental Protection Team MidKent Environmental Health "the facility shall be used for the customers of the valeting business only and shall operate only during the opening hours of the wider use"

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.



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

There were no items for noting or discussion.

There being no other matters for discussion the meeting closed at 7:34pm

Signed.....

Date.....

24th July 2017