

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 20th February 2017 at 7:00pm in Green Room, Village Hall, Headcorn.

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

Clerk: Caroline Carmichael

There was 1 parishioner present and Borough Councillor, Shellina Prendergast arrived at 7:10pm.

- Apologies for absence:** There were no absences recorded.
To seek notification on whether anyone intends to film, photograph or record any items of this meeting. There were none recorded.
Declaration of changes to the register of interests: There were none recorded
Declarations 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 an interest in the following applications 17/500603/FULL it was noted that the applicant was a customer of his business.
Requests for Dispensations: There were none recorded.
Declarations of Lobbying: Cllr Walker advised of lobbying in regards to issues on Grigg Lane.
- Public Session** (minute book closed)
- The minutes of the meeting held on February 8th** were approved and signed, after the correction of a typographical error on page 3 amending "and" to "any" when referring to reserved matters.
- Matters arising from the last meeting.**
Hammerstream The issues surrounding this site continue and the Clerk has been in touch with MBC, James Bailey, and HPC are awaiting the outcome of the internal enquiries that are being made. The Clerk will continue to press for a response, especially given that HPC are aware of the shortage of personnel in the enforcement team.
MBC Local Plan Hearing further comments on the Local Plan would be taken in correspondence.
Countryside Properties there is still no response from MBC, James Bailey. Clerk to follow up.
MP Helen Whately letter to MBC had elicited no news but The Clerk reported that the MP is continuing to work with the Borough Councillor in this regard. It was noted that no reply had been received from MP Gavin Barwell.

DJA



HEADCORN PARISH COUNCIL

The Parish Office, Headcorn Village Hall, Church Lane, Headcorn, TN27 9NR
Tel: 01622 892496 Email: clerk@headcornpc.org.uk

Matters arising from previous minutes

Simon Miller premises on High Street the Clerk had contacted MBC concerning the illuminated sign and following a visit to the site by MBC it had been established that the same had not been approved and MBC have now asked Simon Miller to submit the appropriate application.

Lights at Fish & Chip Shop on High Street following a report of breach of planning condition the lights at the premises had been inspected and it was noted that other than the external casing having changed colour from gold to black, the lights were in accordance with approved planning permission and listed building consent 3/5/2001 under planning refs: 01/0768 & 01/0769.

Land North of 61 Knaves Acre it was noted that the application had been considered at the MBC Planning Committee on 9th February and the decision was deferred in order for the connectivity matter to be considered further. It was further noted that the Clerk had spoken with the land owners at 61 when they had called at the Parish Office and they own the access to the land. The Clerk explained this was a civil matter and would not be considered as part of the planning application and they should seek legal advice on the matter.

5. Correspondence other than planning application.

MBC Local Plan HPC had sent a further letter to Mr. Robert Mellor, Inspector of the MBC Local Plan, raising various inconsistencies in the report vs the plan. The Inspectors office have advised that he is not accepting unsolicited comments on the Proposed Main Modifications. When the Council go out for formal consultation on their proposed main modifications HPC will be able to put their views forward at that stage, and the responses received during the consultation will be forwarded to the Inspector so he can take account of these when writing his final report.

Minute book closed at 7.25pm as the Chair wished to seek comments from Borough Councillor. This was agreed by the committee.

Cllr Prendergast confirmed that she had asked MBC, Rob Jarman, to set up a meeting to discuss the issues at the site owned by Countryside. The meeting will involve Countryside, planning officer, Borough Councillor and HPC would be able to attend. She noted that MP Helen Whately is writing directly to Countryside properties.

Cllr Prendergast advised the Committee that the Pullen Farm Appeal had been set for 10th May 2017 and any representations need to be sent to the inspector.

Cllr Prendergast advised the Committee that she would be requesting a hearing for the appeal regarding Little Borden.

Lastly she suggested that Councillors should attend any future planning training given by MBC as she had found them very useful and were very informative.

Minute book reopened at 7:34pm

ATA



HEADCORN PARISH COUNCIL

The Parish Office, Headcorn Village Hall, Church Lane, Headcorn, TN27 9NR
Tel: 01622 892496 Email: clerk@headcornpc.org.uk

Woodcut Farm, Junction 8 of the M20 email received from the Joint Parishes Group (JPG) regarding a further appeal concerning the potential development at Junction 8. The email encloses a summary, by Bearsted and Thurnham Society, outlining the issues and giving guidance on representations. The matter was discussed and the Clerk was asked to locate the committee previous comments and circulate them for review and agreement on either adding to or sending as is to the Inspector.

50 Oak Lane copy of parishioner's letter concerning the development in Oak Lane and the blatant use of his driveway by the delivery drivers. His letter had been very swiftly answered by Clarendon Homes and the site manager and a way forward had been agreed which had been acknowledged and appreciated by the resident.

The Chair mentioned the proposed footpath on Oak Lane and asked that the Clerk make sure that Clarendon Homes were in receipt of the detail from Crest Nicholson. Clerk to action.

Headcorn Neighbourhood Plan the Chair advised that HPC have finally received the Inspectors report on the HNP and it has failed to meet the basic conditions. The matter was to be reviewed and discussed with Dr. Driver and other members of the HNP team. Ideas for a response would be discussed at a future planning meeting.

Cllr Selby advised that she had received a call from another Parish Council who is experiencing the same difficulties as HPC and they would like to discuss the JR and other matters in more detail. She agreed to pass his contact details to the Chair and he would make contact.

Clerk advised that HPC had received an email asking for a timely response to the report so that MBC could get the final report sorted.

Tree Preservation Order no 5007/2017/TPO received from MBC. Notification that TPO's had been placed on trees on the land at Gibbs Hill Farm Grigg Lane Headcorn TN27 9LY. The committee were encouraged to receive the order and had no objections to make.

6. Planning Applications to be considered

17/5500434/FULL Headcorn Aerodrome Shenley Road Headcorn TN27 9HX
Dispersal Unit

The above application was reviewed by committee and wish to see the application approved.

17/508288/FULL The Hawkenbury Hawkenbury Road Hawkenbury TN12 0DZ
Side and rear extensions to provide additional guest accommodation and external alterations

The committee noted that the aim of this application was to increase tourist accommodation in the local area and that is supported by HPC and the Headcorn Neighbourhood Plan.

There is no mains drainage at the location, the application is therefore incorrect, and the foul water and surface water drainage would need to be properly addressed.

05A



HEADCORN PARISH COUNCIL

The Parish Office, Headcorn Village Hall, Church Lane, Headcorn, TN27 9NR
Tel: 01622 892496 Email: clerk@headcornpc.org.uk

Currently there is guest accommodation at the rear of the property in separate wooden structure, it is not clear from the application what will happen to this accommodation. The application states 10 rooms and these would appear to be included in the main building. Clarification is required on the total number. It was noted that the design and access statement is not clear on the subject.

Concerns were raised regarding the lack of parking on site and the council do not wish to see the road congested with cars as a result of the additional spaces taken by overnight guests. It was noted that the neighboring properties will not be affected by the development. Other than potential parking issues.

The Committee were divided on the merits of the application so the Chair asked if there is a Councillor who wishes to propose approval of the application. Approval was proposed by Cllr Davies and seconded by Cllr James. A vote was then taken by a show of hands:-

6 in favour of approval

1 against approval

The chair did not vote

The committee therefore wish to see the application approved subject to:-

Provision of adequate foul and surface water drainage disposal

Adequate parking

Confirmation that guest accommodation would total 10 in number

The use of the wooden structure in the rear of the property

Referral to planning committee is not required.

17/500480/FULL 14 Kings Road Headcorn TN27 9QU

Construction of a new side and rear facing single storey extension and the construction of a new vertical extension to create the second floor.

The committee felt that the proposed accommodation would not be out of keeping with the neighbouring properties and would in fact improve the site.

Committee therefore wished to see application approved and no referral to committee is required.

17/500603/FULL 16 Chaplin Drive Headcorn TN27 9TN

Rear extension, conversion of garage, infill canopy to form porch and internal alterations

This application was reviewed and the committee wish to see it approved and referral to the committee is not required.

AW



HEADCORN PARISH COUNCIL

The Parish Office, Headcorn Village Hall, Church Lane, Headcorn, TN27 9NR
Tel: 01622 892496 Email: clerk@headcornpc.org.uk

APP/U2235/D/17/3168396 Little Boarden Boarden Lane Staplehurst TN12 0EB

After some discussion it was agreed the HPC would support a hearing for this appeal and HPC would be resubmitting their comments to the Inspector. It was noted that the planning officers report to the committee stated that HPC had not commented, this was not the case and would be pointed out to the Inspector.

HPC would leave MBC to decide on the most appropriate venue for the hearing.

7. Planning results

The results were discussed and no further action was required

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

Cllrs Walker and Davies advised that they had been to Grigg Lane to look at road width after the developer had put in kerb stones for a pavement. They confirmed that the road width was 4.8 metres which they believe is the legal minimum for road width. The Clerk agreed to check re a foot path at the development as she believed this was the garden to the front of the properties and also to confirm regarding road width.

There being no further matters to discuss, the meeting closed at 8:20pm

Approved by:

Date:

8th March 2017

ATA



STATE OF TEXAS

County of ...

Know all men by these presents...

That I, the undersigned...

Witness my hand...

Attest my hand...

Notary Public...

My commission expires...

Subscribed and sworn to...

Given under my hand...

[Signature]