



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 21st August 2017 at 7pm in the Green Room, Village Hall, Headcorn.

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

Clerk: Caroline Carmichael

There was 1 parishioner present.

1.
 - a. Apologies for absence. Apologies were received and accepted from Cllrs Andrews and Selby
 - 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 declared an interest in regards to planning application 17/504143/FULL Homestall Farm, Love Lane, Headcorn as the applicant is a customer of his business.
 - 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 9th 2017 were duly approved and signed by the Chair
4. Matters arising from the last meeting.

Countryside Properties on the agenda

Neighbourhood Plan There was no further news on the HNP following the meeting with MBC on 7th August 2017.

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. The Clerk noted that the application had been approved and yet we had still heard nothing from MBC about the incomplete application. Clerk will follow up.

BT work in High Street the Clerk advised that she was alerted to work taking place in the High Street and visited the site and discussed the matter with the contractor. It seems despite the intervention of Kent Highways and confirmation that the land was owned by them the householder refused to allow them onto the land. The contractor advised that the work would take approximately a week and due care would be taken with the unique road surface.

DTA



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The Clerk advised that the work was indeed completed as outlined and the High Street was now free of obstruction. The committee felt that the householder had not been very community spirited as the works would cause disruption to trade and affect the High Street retailers and he stated that this was not his concern. Clerk to ascertain detail from Kent Highways as to why they did not press the matter.

5. Correspondence other than planning application.

There was no correspondence to discuss.

6. Planning Applications to be considered

17/501093/REM Land of West Mill Bank Maidstone TN27 9RJ

Approval of Reserved Matters pursuant of 15/507424/OUT – Outline application for residential development of up to 62 dwellings

The Committee reviewed the revised plans and despite some amendments the key issue is that the 2.5 storey building remains part of the application. It was agreed therefore that we would restate our previous objections and referral to Planning Committee is required.

17/504015/FULL 1 Grigg Cottages Grigg Lane Headcorn Kent TN27 9LU

Replace existing prefabricated sectional concrete garage with a new timber garage

The application was reviewed by the Committee and they wish to see the application approved. Referral to Planning Committee is not required

17/503834/FULL 5 Oak Lane Headcorn Ashford Kent TN27 9TR

Demolition of existing lean-to and shed. Erection of a two storey dwelling attached to existing property with new vehicle crossover

The application was reviewed by the Committee and they wish to see the application approved. Referral to Planning Committee is not required.

17/503909/FULL 14 Kings Road & 4 & 37 Forge Meadows Headcorn Ashford Kent TN27 9QU

Demolition of existing garage block and construction of two new homes and double garage. Alteration of north kerb line to Forge Meadows and the creation of new driveways to nos. 4 and 37 Forge Meadows

This application was reviewed at length by the committee and the following points were noted:-



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- A turning circle at the end of Forge Meadows is there to provide ease of access in a cul de sac, this development would reduce that turning circle considerably and therefore reduce access for residents and deliveries alike
- The proposed footpath appears to actually cross public land and this is clearly unacceptable
- The frontage of the proposed properties is immediately adjacent to the footpath and is therefore not in keeping with the current street scene
- Parking at this location is already limited and this proposal just restricts parking even further
- The proposal appears to cross the access to the footpath that provides direct access to Days Green and connectivity for the children's play area and more importantly the school. Connectivity in the community is a very important feature of the HNP and this proposal is not acceptable
- The committee feel that this is over development of the area available

Given the above the committee wish to see the proposal refused and referral to planning committee is required.

17/503890/FULL Land North Of 61 & 62 Knaves Acre Headcorn Ashford Kent TN27 9TJ

Erection of a two storey detached house and double garage with access off Grigg Lane

It was noted that the previous application had received approval but HPC had been unsuccessful in obtaining footpath connectivity from Knaves acre through to the new developments at the rear of the proposed site

This proposal seeks to rotate the dwelling so that it now faces the new developments and to create an access point from the site across the PROW KH 606 and join with the road in the Crest Nicholson site.

The committee expressed grave concerns about the safety of the proposed access. Furthermore the PROW has been diverted to this course to allow the development to be completed and the idea is to create a scenic and natural environment for parishioners to enjoy, as they would have previously enjoyed when the PROW crossed a green field site. The plans indicate that a number of trees and shrubs will be removed and that would be at odds with the proposed nature of this area.

This proposal will cut off a wild life corridor of trees and hedge line growth, plus the wet ditch areas. The paddock currently is a wild area, uncleared supporting wild life habitat.



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The committee wish to see the application refused in its current format and referral to planning committee is required.

17/503331/ADV 5 High Street Headcorn Ashford Kent TN27 9NH

Advertisement Consent for 2 x externally illuminated Fascia signs and 1 x Hanging sign
(Retrospective)

The application was reviewed by committee and given that this is within a conservation area they wish to see it refused as the lighting is both intrusive and not in keeping with the setting.

The committee suggest that the advice of a conservation officer is sought

Referral to planning committee is required.

17/504143/FULL Homestall Farm Love Lane Headcorn TN27 9HJ

Construction of an agricultural portal framed building on agricultural land.

The application was reviewed by the Committee and they wish to see the application approved.
Referral to Planning Committee is not required

7. Planning Appeals to be considered

There were no appeals to consider

8. To discuss the development by countryside Properties on the Land North of Lenham Road and agree any actions required

The committee reviewed correspondence received by the Clerk clearly indicating that the development would not include buildings in excess of two storeys. Given that the issues have been raised many times with MBC, the MP and Countryside Properties the council would like to know why we now have a building on site that is 3 storeys in height. The Clerk was asked to write to MBC and pose that question, with a copy to MP Helen Whately.

9. Planning results

There were none to discuss.



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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.

There were no items for discussion.

There being no other matters for discussion the meeting closed at 8:43 pm

Signed.....

Date.....

13th / Sept / 2017



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