



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 8th February 2017 at 7:00pm in Longmeadow, 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 were 2 parishioners present.

- 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 17/500159/FULL & 17/500126/FULL it was noted that the applicant had purchased a vehicle Cllr Pyman's garage. Cllr Pyman also confirmed interest in regards to application 17/500093/FULL given that the location is used for parking by his staff.

Requests for Dispensations: There were none recorded.

Declarations of Lobbying: Cllr Selby advised of lobbying in regards to application 17/500093/FULL. Cllr James advised of lobbying in regards to the items on the last minutes concerning Hammerstream. Cllr Walker advised of lobbying in regards to application 17/508288/FULL.

It was lastly noted that the applicant for 17/500159 & 17/500126 undertakes work for the Council on a contract basis.
- Public Session** (minute book closed)
- The minutes of the meeting held on January 23rd** were approved and signed as a correct record.
- Matters arising from the last meeting.**

Hammerstream The issues at this location are the subject of a multi-agency investigation although at this time there is no detail to report. KCC have been in touch with the Clerk and the matter will be closely monitored.

MBC Local Plan Hearing the Clerk submitted the comments suggested by Dr Driver but these were rejected by the Inspector as they fell outside of a deadline that had been published by MBC on 30th January. Despite attempts to challenge the deadline the comments were not accepted and HPC were advised that there would be an opportunity to comment at a later date.

Countryside Properties the Clerk had written to James Bailey as requested by committee but at this time there had been no response. Clerk to follow up.

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Refusal of Planning Application at Meadowcroft it was agreed that this item would be removed from the minutes at this time and if Cllr Selby wished to bring it back to the table at a later date that would be in order.

5. Correspondence other than planning application.

Letter received from MP Helen Whately acknowledging the letter from HPC sent to MP Gavin Barwell concerning Neighbourhood Plans, she has empathy with the issue and will take up with the minister on our behalf. She will also contact MBC on the matter.

Correspondence received advising that the applicant at Little Boarden would be lodging an appeal against MBC decision to refuse planning. This was noted by the committee and they will review upon receipt of the formal notification.

Email from Clerk at neighbouring parish that MBC are reviewing the issue of hard copy planning applications. The committee discussed the matter and it was agreed that HPC should lobby for the practice to continue, not least of all because we do not have the right software to properly review plans online and the Clerk can only produce copies in A3 from the portal. Clerk to write to Ward Councillors.

6. **Planning Applications to be considered**

17/500159/FULL Homestall Farm Cottage Love Lane Headcorn TN27 9QS

Demolition of fire damaged dwelling and erection of replacement dwelling, attached car barn and landscaping

17/500126/FULL Homestall Farm Love Lane Headcorn TN27 9HJ

Erection of agricultural workshop/storage building to replace building destroyed by fire

The above applications were reviewed simultaneously by the committee and it was noted that the covering letter from MBC was showing the incorrect postcode and this should be corrected.

The Committee agreed that the footprint in terms of size of the proposed dwelling and car barn was similar to the existing footprint, it was merely that the dwelling was being rotated slightly on the site and the agricultural workshop/storage building was now to be sited away from the house.

Overall the committee were happy with the applications and wished to see them approved.

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

17/500233/TPO 31 Chaplin Drive Headcorn TN27 9TN

TPO Application for 1 x Oak – Reduce by 15% & reshape, 1 x Oak – Reduce by approx. 15% & reshape, reduce overhang by approx. 2m

The Clerk confirmed that the application had been reviewed by the tree warden and he advised that threes do need some work and agreed with the proposal

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

17/500093/FULL 7 Wheeler Street Headcorn TN27 9SH

Demolition of existing warehouse and construction of 1 no. detached dwelling and 3 no. terraced dwellings together with associated car ports, garage, parking and drive areas with access from Kingsland Grove

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

- The proposal would change the line of buildings on that site
- There would be no parking facilities at the front of the development and this would lead to an increase in traffic and congestion for the properties on Kingsland Grove
- KCC's comments were noted in this regard
- It was noted that residential properties at this location would mean a reduction in traffic movement at the site compared to the previous commercial occupation of the building
- The previous application that had been approved by HPC was for a development was for 4 x 2 bedroom properties and the committee agreed this was still the best use of the space as it provided for more green space and split access from both Kingsland Grove and Wheeler Street.
- The new application is for 3 x 3 storey buildings and 1 detached dwelling of 4 bedrooms and the committee felt that this was over development of the site
- The 3 storey nature of the proposed dwelling is not in keeping with other properties in the village and the height is in fact taller than the neighbouring commercial building and the one that these dwelling will replace

The Committee concluded that there was no support for this application due to the above factors.

Planning Committee referral is not required.

16/505437/FULL Kelsham Farm Four Oaks Road Headcorn TN27 9NY

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Change of use of land to extend the residential curtilage. Demolition of conservatory and construct a single storey rear extension and external alterations to "The Cottage". Erection of a detached double garage with shingle driveway, reinstate existing parking bay back to lawn and new post and rail fence.

17/500331/LBC Kelsham Farm Four Oaks Road Headcorn TN27 9NY

Listed Building Consent – demolition of conservatory and construct a single storey rear extension and external alteration to "The Cottage"

The above applications were reviewed simultaneously by the committee

It was noted at the outset that this development is in fact in Flood Zone 3 and the application has therefore been incorrectly completed. Although it was noted that there have been no recent incidents of flooding at the site but it may be prudent of the planning officer to request a Flood Risk Assessment.

Given that the extension and alteration to the cottage will not unduly increase the footprint at this location the committee agreed that they wished to see the application approved and referral to planning committee is not required.

16/508288/FULL The Hawkenbury Hawkenbury Road TN12 0DZ

Side and rear extensions to provide additional guest room accommodation and external alterations

This item was moved up the agenda due to time constraints.

It was noted that the application stated that the premises had mains drainage and this is incorrect as there is no mains drainage in that location.

Further it was not clear just how the application had been superseded and whether or not HPC had the correct papers.

Given that the plans and changes are considerable the committee agreed to defer the decision until the next meeting.

Clerk to seek an extension regarding comments and to ascertain if we have the correct papers.

17/500434/FULL Headcorn Aerodrome Shenley Rd Headcorn TN27 9HX

Dispersal unit

This application was deferred to the next meeting on 20th February.

7. To discuss the reapplication consultation for the Land West of Mill Bank Headcorn and agree any comments that the committee may wish to submit



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The Chair noted that at the time this application was given outline permission the planning committee had made it a condition of planning that MBC form a development delivery group. This group had to be formed before any reserved matters were considered. The group was to compose of members of MBC, developer, HPC and members of the community. The Committee requested that the Clerk contact MBC and the developer to ascertain what had happened in this regard and to report back to committee.

8. Planning results

The results were discussed and no further action was required

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

No matters for information or urgent matters were raised.

There being no further matters to discuss, the meeting closed at 8:00pm

Approved by:

Date:

20/2/2017



UNIVERSITY OF CALicut

Faculty of Education
Department of Education
M. Ed. (General) - I

The following are the questions for the examination:

1. Define the term 'Education'.
2. Discuss the importance of education in a democratic society.
3. Explain the role of the teacher in the classroom.
4. Describe the characteristics of a good teacher.
5. Discuss the factors that influence the learning process.

Page No. _____

Date: _____

Name: _____

Signature: _____

Place: _____

10/10/2020

[Signature]