



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 9th August 2017 at 7pm in Long Meadow, Village Hall, Headcorn.

Those present: Cllrs Andrews, Davies, Dungey and James

Clerk: Caroline Carmichael

There were 29 parishioners present.

1.
 - a. **Apologies for absence.** Apologies were received and accepted from Cllrs Pyman, Selby and Walker
 - 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 Andrews declared an interest in regards to planning application 16/507035/FULL Gibbs Hill Farm Grigg Lane Headcorn Kent TN27 9LY
 - e. **Requests for Dispensations:** There were none recorded.
 - f. **Declarations of Lobbying:** Cllr Andrews declared lobbying regards to planning application 16/507035/FULL Gibbs Hill Farm Grigg Lane Headcorn Kent TN27 9LY

2. **Public session** (minute book closed)

3. **The minutes of the meeting held on July 24th 2017 were duly approved and signed by the Chair**

4. **Matters arising from the last meeting.**

Countryside Properties the Clerk advised that there had been further developments on this subject and the matter would be carried over to the agenda of the next meeting on August 21st.
Neighbourhood Plan Cllr Andrews advised that there would be an update of the HNP in the Full Council meeting that follows this evening.

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. Clerk to follow up.

BT work in High Street It was noted that the Clerk had been unable to make contact with the relevant persons at BT to discuss the matter and she would continue to make enquiries. The difficulty seems to be finding the right person to speak to and if the Councillors had contacts within BT could they let the Clerk know, as a direct approach may prove more fruitful. Cllr Mather advised that he may be able to help with that and he would get the detail to the Clerk.



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5. Correspondence other than planning application.

The Committee reviewed correspondence received from MBC in regards to 17/501093 - Land West Of Mill Bank and the changes proposed to the 2.5 storey building on the site. It was noted that the planning officer intends to put the changes out to formal consultation and the matter would be considered in full at that time. Clerk to monitor for details.

The date of the hearing for the 15/505493/FULL Land Adjoining Greengates Lenham Road Headcorn is confirmed at 22nd August 2017 at the Town Hall Maidstone. It was agreed that Cllr Dungey and the clerk would attend.

6. Planning Applications to be considered

17/502362/FULL Land to the rear of the Foremans Centre High Street Headcorn TN27 9NE

Erection of a two storey building for mixed use comprising Use Classes A2 & B1 and reorganisation of existing car parking spaces - Additional Information received – Arboricultural Report

It was agreed that the Clerk would seek an extension for comments in order to allow the Council to consider the views of the village tree warden.

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

Creation of 55 houses and associated roads, car parking, landscaping, vehicle access from Grigg Lane and a new area of public open space

The Chair began by noting that the application for development at this site had been rejected by the committee in October 2016 and again in December 2016 after the inspector had rejected 15/509288 Land North of Lenham Road.

It was further noted that the application had 35 local objectors and 2 supporters at this time.

The Chair went on to outline the Pros and Cons for this site/development,

The Pros included:-

- An improvement in the layout of the development particularly along the Western edge where it meets Downs Close & Sharps Field
- Connectivity in to Sharps Field and Locks Yard reflects the type of connectivity outlined in the Headcorn Neighbourhood Plan
- The open space and the addition of the LEAP – Local Equipped Area of Play and the safe access proposed for the residents of Locks Yard
- The mix of housing is mainly 2 & 3 bedroom reflects the demand that the Headcorn matters Team saw during the consultation for the Neighbourhood Plan.
- Material palate would appear to be in line with local requirements



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- No 2.5 or 3 storey buildings proposed.

The Cons included:-

- Traffic and access issues – both Grigg Lane & Oak Lane are narrow country lanes and are not suitable for the cumulative increase in traffic proposed by this and other more recent sites which have been granted planning permission and currently under construction. The chair noted comments made by Dr J Ker on the original transport statements have not resulted in updated statements or rebuttals of his criticisms of those statements.
- Proposed housing numbers of 55 units for this application represent an over delivery on the MBC LP which allocates 423 houses to Headcorn. Permissions in the LP plan period currently stand at 503. If this site is then included, together with other smaller applications that are pending, the total will be 573. This is 150 more houses than that proposed in the MBC LP and an over delivery of +35% for the plan period.
- The proposed site is not a sustainable development. The 57 houses proposed under 15/509288 Land North of Lenham Road aka Cheale was defeated at appeal and in rejecting the appeal the inspector said 'The LPA has seen fit to allocate, despite their relatively low sustainability credentials, a number of housing sites in Headcorn and has already given planning permission for 497 dwellings since 1 April 2011, the majority of which are on those sites'. This application is also one of those sites.
- This site was not allocated in the Headcorn Neighbourhood Plan as it scored poorly in the independent site assessment exercise run by Levett-Therivel.

The Chair then went on to outline more on planning balance and sustainability from the Cheale appeal inspector

"I acknowledge the PC's arguments that Headcorn is not a suitable place for large numbers of affordable dwellings and the lack of demand for such, but the provision of such homes is a current policy prerogative Borough wide. We need to consider the Social and Economic impact of additional affordable homes in Headcorn"

The inspector also concluded in considering the benefits of the development, 'The harm to the character and appearance of the area including the local landscape of this part of the Low Weald and the conflict with adopted and emerging policy that accords with the NPPF. The identified benefits would not outweigh such harm, especially in view of my conclusion that it is more likely than not that the Council has a 5YHLS. The proposal to build houses on this site would not therefore be sustainable development as defined by the NPPF'. This decision is dated December 2016.



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The Chair then added comments made by one of the Headcorn Matters Team

An analysis of the Sustainability Appraisal for Maidstone's Regulation 19 Local Plan demonstrates that there are a large number of more sustainable unallocated sites that would be available if Maidstone had problems meeting its objectively assessed need. Specifically there are 203 sites with a combined potential yield of 22,140 that were rejected from inclusion in the Local Plan and had a better sustainability score than the site under consideration. The combined yield from these sites would therefore more than meet Maidstone's entire objectively assessed housing need"

Lastly it was noted that the developer in their design and access statement acknowledge that MBC can now show a land supply of 6.3 years and this updated figure is dated June 2017.

The committee then reviewed the application and plans in further detail and they did acknowledge the improvement in layout but overall felt that the development remains unsustainable and the over delivery of housing by Headcorn in terms of the LPA Local Plan means that this site is not suitable for Headcorn.

It was again noted that there was no update to the transport assessment statements and the previous statements are woefully inaccurate.

The committee further noted and acknowledged the concerns raised by Parishioners concerning the potential use of Spires Ash as an access point to gain vehicular connectivity to the A274 via Sharps Field and Gibbs Hill. The chair confirmed that the land was owned by HPC and the Clerk was looking into the detail to ensure that the land was held in perpetuity as a green space, as outlined in the Neighbourhood Plan

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

7. Planning Appeals to be considered

16/503398/FULL Plots 1-5 Land Rear of the Meadows Lenham Road Headcorn

Variation of conditions 1 and 2 relating to planning permission MA/12/1772 (use of land as residential to provide 5 plots for gypsy families, with a total of 5 mobile homes, 10 touring caravans and 5 utility blocks) to make the temporary permission permanent.

The Committee noted that the appeal would be determined on the basis of a public enquiry. Date awaited.

HPC have no further comments to add to those already submitted.



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17/500101/ENF Land at the Meadows Lenham Rd Headcorn

Appeal against Enforcement Notice - Without planning permission the unauthorized change of use of the land from agricultural to residential use at The Meadows Lenham Road Headcorn Kent

The Committee noted that the appeal would be determined on the basis of a public enquiry.
Date awaited.

HPC have no further comments to add to those already submitted.

APP/U2235/W/16/3155702 LAND AT PULLEN FARM STAPLEHURST ROAD FRITTENDEN KENT TN17 2EE

Appeals by NOVUS SOLAR DEVELOPMENTS LTD
Implications of changes to MBC Local Plan

The Committee noted the appeal and agreed that at this time they have no further comments to add to those already submitted.

8. Planning results

There were none to discuss.

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 discussion.

There being no other matters for discussion the meeting closed at 7:55pm

Signed.....

Date.....21-8-17.....



THE UNIVERSITY OF CHICAGO

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STUDENT INFORMATION

1. Name (Last, First, Middle Initial):
2. Student ID Number:
3. Date of Birth (MM/DD/YYYY):

4. Home Address (Street, City, State, Zip):

5. Telephone Number (Home/Cell):

6. Email Address:

7. Emergency Contact Name:

8. Emergency Contact Phone Number:

9. Current Residence (On/Off Campus):

10. Signature:

Date:

Printed Name:

11. Declaration: I hereby certify that the information provided is true and correct.

Signature:

Date:

12. Declaration: I hereby certify that the information provided is true and correct.

Signature:

Date: