



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 22nd January 2018 at 7pm in Green Room, Village Hall, Headcorn.

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

Clerk: Caroline Carmichael

There was 1 parishioner present

1.
 - a. Apologies for absence were received and accepted from Cllr Walker due to a bereavement.
 - 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: There were none recorded.
 - e. Requests for Dispensations: There were none recorded.
 - f. Declarations of Lobbying: There were none recorded.

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

It was noted that a Parishioner stated that Borough Councillor had joined the planning & licensing committee meeting on the 8th November at 7:20pm. The minutes reflect the time she left the meeting but not the time at which she arrived and this should be corrected. The Clerk apologise for the error and agreed that this would be noted.

3. The minutes of the meeting held on January 10th 2018 were duly approved and signed by the Chair after a correction to Item 3 and the following note was added
Cllr Walker took no further active part in the meeting.

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

- a. **Hammerstream** – All to maintain a watching brief and Clerk to continue to report any Intel received.
- b. **Junction Wheeler Street/Oak Lane** - the Clerk is waiting to hear from Crest Nicholson concerning a meeting with HPC to discuss the matter.
- c. **G&T allocation** – the Clerk to follow up on the request from Cllr Pyman to ascertain number of sites still to be allocated to meet the Local Plan requirement.
- d. **17/500815/BOC Land West Of Mill Bank - Removal of hedges at site**
Nothing more from MBC on this matter and Clerk will follow up in early course.



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- e. **Site Previously Occupied by Locks of Headcorn** - The Clerk was asked to ascertain the situation with the site and advise the committee. This matter is ongoing.
- f. **18 Forge Meadows Headcorn** – Cllr Dungey asked for confirmation of the date that the letter was issued to the applicant, giving 28 days to remove the structure. The Clerk advised that she believed it was the 8th January but would confirm by email to the committee

5. Correspondence other than planning application.

Correspondence from Borough Councillor Martin Round – the Council have been copied to email correspondence sent to Maidstone Borough Council concerning the decision by the Planning Committee on application 17/500984/FULL Land Between Ringleside & Ringles Gate Grigg Lane Headcorn Kent TN27 9LY

He challenges the inconsistencies in the approach to application by MBC and the poor decisions being made.

The Committee reviewed the correspondence and noted the same.

6. Planning Applications to be considered

17/506584/LBC 1 Moat Road Headcorn TN27 9NT

Listed Building Consent for removal of roof covering from main roof slopes and replacement with new covering

The above application was reviewed by committee and it agreed that there were no objections to the application provided the applicant followed the advice of the Conservation Officer.

Referral to committee is not required.

17/505499/REM Land between Mill Bank, Ulcombe Road & Kings Road Headcorn TN27 9LD

Approval of Reserved Matters following 15/503325/HYBRID (Outline application for development of up to 220 houses together with areas of open space, a nature conservation area, landscaping, new access onto Ulcombe Road and improved access to Kings Road (access being sought) plus change of use of land to school playing field - hybrid application (Resubmission of application 14/505284/OUT)) - Appearance, Landscaping, Layout and Scale being sought.



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Before going on to discuss the application Cllr Dungey advised that she had called MBC and spoken to the planning officer to ask why she her household had received three letters on this application – all sent first class. She expressed her concern at the inordinate waste of money.

The committee reviewed the revised plans and agents comments and had the following observations to make:-

- They were encouraged by the changes that the developer had proposed regarding the building heights and roof lines and were reassured that the 2.5 storey houses were just that and we would not be faced with the issues that we have on the Countryside Development on Lenham Road.
- Concerns were still expressed about the site outline and this need clarification, why does it include Uptons, the public highway and Land owned by the Parish Council. The Clerk was asked to draw this matter to the attention of West Kent Housing and Kent County Council
- Clarity over the lost parking spaces is required as the committee believe that the area that is stated that will accommodate the parking would not be suitable and cause disruption at the junction. It is important that the spaces that are lost will be sited elsewhere as parking is at a premium in the village and the situation will only worsen with further housing.
- It was noted that the Emergency access would be restricted to foot and cycle way and the committee suggested that the possibility to classify this a PROW should be pursued. Clerk to contact KCC to find out process.
- Still no comment from the Conservation officers concerning trees and hedgerows – are the proposals acceptable?
- Access to ANGSt land - There have been no comments concerning the request from HPC for access to the open space, which has been gifted to the Parish Council, adjacent to the development site. Nor have there been any changes to layout in this regard. Despite requests for a meeting with the developer to discuss this has not happened and we would seek the support of the officers/MBC and committee given the emphasis in the local plan on maintaining adequate green space for the community and ease and safety of access by pedestrian path to local amenities.

The committee agreed that overall they were satisfied with the response from the developer and they agreed they wished to see the reserved matters approved, with clarity on the above points.

Referral to committee is required.



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7. Planning Appeals to be considered

18/500007/ENF - Mr. Kevin Harrington

Appeal against enforcement notice - Unauthorised change of use of land to a gypsy/traveller site for one gypsy family including, laying of hard surfacing and the stationing of 2no caravans, and entrance with gates which is contrary to both national guidance and the local development policies at Acers Place Lenham Road Headcorn Ashford Kent TN27 9LG

The committee began by reviewing the recent history on this site and noted that temporary planning permission was granted to Mr. P Cash and his wife and dependents for a period of five years from 16th February 2012 under MA/10/0266. Permissions was granted on a temporary basis because "the site is in an area where the stationing of caravans/mobile homes is not normally permitted and an exception has been made to reflect the personal need of the named person and his family"

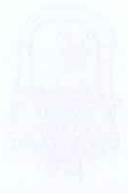
This permission expired in February 2017 and no action was taken by MBC to ensure that the site had been vacated. There were no further applications on this site.

It would appear that the land was then sold to Mr. Harrington and he moved onto the site with no planning permission and had not even submitted a planning application.

The enforcement notice was issued stating "as a result of urbanizing impact of the works carried out, and encroachment into the Special Landscape Area and the Low Weald in the adopted local plan, this has resulted in a harmful impact on the country side contrary to a number of policies in the local plan and paragraph 17 and 109 of the NPPF. Furthermore the presence of lawful G&T development along the road has resulted in cumulative visual harm further eroding the appearance of the Headcorn Road from its former substantially open and undeveloped rural character"

The committee wish to make representations to the planning inspectorate based on the following:-

- It should be further noted that with the approval of the site at Little Boarden Headcorn have met the MBC Local Plan requirement for allocated sites.
- Headcorns relatively remote location is not a good strategic location for gypsy and traveller accommodation, over and above locally identified needs.
- The 2011 Census reveals that gypsies and travellers account for a much higher proportion of the population in Headcorn than elsewhere. 1.3% of the population in Headcorn are classified as a gypsy and travellers, compared to 0.5% in Maidstone Borough as a whole, 0.2% in the South East and 0.1% in England.



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- MBC recognise that dispersal of gypsy and traveller pitches across the Borough is likely to minimise the impact of development. Not all parishes are suitable for gypsy and traveller development, meaning there are 31 parishes that could take gypsy and traveller development. One pitch per parish would deliver the necessary level of additional development required by the Local Plan. Allowing for a dispersal pattern that means that larger parishes, such as Headcorn, take more development, then over the whole of the plan period Headcorn would need to contribute 5 gypsy and traveller pitches. See HNP33.
- Headcorn's Neighbourhood plan clearly states that the applicants must fulfil the definition of gypsies and travellers provided by the DCLG.

"persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependent's educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such"

In determining whether persons are "gypsies and travellers" for the purposes of planning policy, consideration should be given to the following issues amongst other relevant matters:-

- whether they previously led a nomadic habit of life
- the reasons for ceasing their nomadic habit of life
- whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

Current legislation has a requirement to evidence G&T status, there is no such evidence for the appellant.

Given that Headcorn have already met this requirement and the "harm" caused to the local area and the fact that this is worsened by the cumulative effect of G&T settlements on the Lenham Road, contrary to the Maidstone Local Plan and the NPPF, they strongly oppose the granting of both permanent and temporary permissions and wish to see this enforcement notice upheld.

8. Planning results

The Clerk had produced the planning results including those that were unavailable at the time of the last meeting.

The Committee reviewed the same and once again noted the inconsistencies in the decisions made by MBC - this was highlighted earlier in the meeting also.



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It was agreed that the Clerk would review planning decisions from the last 2 years and produce a detailed analysis of the decisions and inconsistencies. This would then be brought back to committee.

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 7.50pm

Signed.....

Date.....

26-2-18