



## HEADCORN PARISH COUNCIL

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

### Parish Council Planning and Licensing Committee, record of decisions and actions against the agenda dated 18<sup>th</sup> March 2020.

Comments were received by email from Cllrs Dungey, Pyman, Selby, Thomas, Thorogood & Walker.

Clerk: Caroline Carmichael

1. It is noted that the meeting scheduled for March 23<sup>rd</sup>, 2020 was cancelled due to the ban on public meetings during the Coronavirus pandemic. These notes will be considered at the first public meeting when meeting restrictions are lifted.
2. **The minutes of the meeting held on February 24, 2020** have been reviewed and noted and will be approved at the next public meeting.

3. **Matters arising from the last meeting**, were circulated by email and agreed as follows: -

**Hammerstream** – The Planning Enforcement Officer has stated that she has done all she can in this regard. The Clerk continues to press the Crime Waste team at MBC for action in respect of the fly tipping and waste burning.

**Acers Place, Lenham Road, Headcorn** – the following update was received from MBC:-

*The occupant at Acers Place is aware that the compliance period for the Enforcement Notice has now expired. Non-compliance with an Enforcement Notice, after the compliance period had passed, is an offence liable for prosecution.*

*Unfortunately, the Enforcement Team have a number of cases which have reached a similar stage. Prosecutions are particularly resource intensive. As a result of the high volume of cases with a potential for prosecution, these are being dealt with on a priority basis and tracked. It is felt that this method will mean focus is concentrated on individual cases ensuring they are moved effectively through the system. Because of the length of time this matter has been ongoing, and due to the fact that the issues have been through the Planning Inspectorate, this particular matter has been assigned as a **High Priority** on the list and should be progressed to the next stage shortly.*

**Ash Gardens, Lenham Road, Headcorn** – It was reported that this matter is ongoing, and the clerk is pressing Maidstone Borough Council for an answer.

**Martins Gardens, Lenham Road, Headcorn** – The planning breach continues at the site. A recent update from Chair of Ulcombe Parish Council states -

*Just to update you on the Martins Garden situation- I eventually heard from enforcement.*

*Our parish council has officially complained and so they will be dealing with this as a matter of priority now. Because the conditions were linked to the planning permissions, as they have not complied, it means they also lose the planning permissions.*

*The enforcement will be served, and then we wait to see if they appeal- if they don't appeal, they will be prosecuted. It is not clear how long all of this will take; we will keep you updated.*



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Cllr Selby noted that HPC should send our comment of support given the location of this site and its effect on Headcorn.

**19/504348/FULL Land at Rosemead Nursery, Maidstone Road, Headcorn** - MBC commissioned an Independent Viability Assessment of the site – and this has been received. MBC officer had recommended that the application is permitted subject to the inclusion of an affordable home provision (which had not previously been included). KCC Highways have now accepted the scheme and raise no objections despite limited access. HPC concerns have not been addressed. The matter was referred to committee on Feb 27<sup>th</sup>, but the item was deferred given the number of applications that had to be covered. The Clerk will monitor the situation

**19/506112/FULL and 19/506113 LBC Bletchenden Farm, Headcorn** – MBC officer is pressing for an up to date Flood Risk Assessment. Both HPC and Borough Councillor Karen Chappell-Tay have called in the application. No further action required at this time.

**20/500455/TPOA Beult House Church Walk Headcorn** – this matter has now been resolved with The MBC officer and the Headcorn Tree Warden and the officer is to proceed with application determination.

**19/500941/OPDEV Beult House Church Walk Headcorn**

Enforcement investigations continue at the site. Will update as soon as I hear from MBC

#### 4. Correspondence other than that concerning the planning applications on the agenda.

No correspondence has been considered

#### 5. Planning Applications to be considered

##### **19/506067/FULL Invicta Oast, Kelsham Farm, Four Oaks Road, Headcorn, TN27 9PB**

Creation of a private fishing lake, with associated earth works and landscape scheme (part retrospective)

Additional information received. Flood risk assessment and drainage strategy.

The Council acknowledged receipt of the recent additional information and on review agree that it does not change their position, our previous comments are restated here: -

The above planning application was reviewed at some length and the following issues were noted: -

- *No due regard to the Heritage setting of the neighbouring property*
- *This is an area of special scientific interest*
- *Property is situated in flood zone 3 – development of any kind in zone 3 is at odds with the HNP, MBC Local Plan and the NPPF*
- *At time of consideration there are no comments from the Environment Agency which is a requirement for any development in zone 3, though the detail does indicate that the EA are objecting to the application*



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- *Absence of independent FRA*
- *Concerns over the use of “tap” water to fill the pond – it would not provide a suitable environment for fish.*
- *A bund has been created at the site that is displacing surface water*
- *Comments from South East Water about the use of domestic supply to fill the pond and keep it filled, on an automatic system if the level drops.*
- *Lack of environmental impact assessment*
- *Harm to local wildlife including the Great Crested Newt*
- *Access to the site is on a private road not owned by the applicant*
- *Fishing lake will be private – limit the use to avoid commercial use.*

*Headcorn have been facing an increase in flooding due in part to climate but also as a result of the indiscriminate development that has taken place in the last 5 years. It would not be prudent to add a large volume of water to an area that currently acts as a flood plain in times of extreme weather conditions.*

*The committee agreed that they wish to see the application refused and referral to committee is required.*

The Council regrettably do not support the Conservations Officer comments and regarding the FRA the detail submitted by Considine states

A Strategic Flood Risk Assessment (SFRA) has been produced by Mott Macdonald Limited for Maidstone Council, dated 2008 and JBA Consulting provided an Addendum to the SFRA in 2016. This SFRA and Addendum provides details of the flood risk throughout the Maidstone district. The SFRA and accompanying maps provide the information about the site. However, it should be noted that the information provided may only be representative of the situation at the time the SFRA was prepared and it is now some 12 years old with the Addendum being 4 years old. The issues we face in Headcorn can only be exacerbated by this development and it is essential that a further SFRA is completed. This request would concur with SP7 of the adopted Local Plan where it clearly states that strict controls must apply

[The Strategic Flood Risk Assessment advises strict controls on the location of development within Flood Zones 2 and 3. The village lies within a landscape of local importance where proposals should seek to contribute positively to the conservation and enhancement of the protected landscape in accordance with policy SP17. Headcorn is surrounded on three sides by the functional floodplain of the River Beult and its tributaries and additional capacity will be required in the sewer network and may be required at the wastewater treatment works in the period to 2031.](#)

### **20/501078/FULL Love Lane Stables, Love Lane, Headcorn, Ashford, Kent, TN27 9HJ**

Erection of a Dayroom.

The Council wish to understand the size of the proposed day room and to understand whether the sizing concurs with the view on sizing held by the LPA.



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The committee will further review the matter upon receipt of same and in meantime if the officer is minded to approve the application it must be referred to committee.

**20/500663/FULL 9 Hop Pocket Way, Headcorn, Ashford, Kent TN27 9AF**

Erection of a rear Orangery.

The committee noted that the wished to see this application approved and referral to committee is not required.

**20/500393/FULL 12 Mill Bank, Headcorn, Ashford, Kent TN27 9RD**

Replace existing flat roof to side porch with mono-pitch clay tiled roof and erection of a replacement bay window to front with double pitched clay tiled roof.

The committee noted that the wished to see this application approved and referral to committee is not required.

**6. Licence Applications for Consideration**

There were no license applications to consider.

**7. Planning Appeals to be considered**

There were no appeals to consider

**8. Planning results**

Planning results will be reviewed at a future meeting.

**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 were considered.

Signed..... Date.....