



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 10th July 2019 at 7pm in Long Meadow, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Pyman, Selby, Thorogood and Walker. Cllr Tull arrived at 7:06pm

Clerk: Caroline Carmichael

There was one member of the public present.

1.
 - a. **Apologies for absence.** There were no apologies.
 - 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)
3. **The minutes of the meeting held on June 12th 2019** were duly approved and signed by the Chair after the correction of a typographical error and now was corrected to know.
4. **Matters arising from the last meeting.**
 - Hammerstream** – There remains an old caravan and a car on site and the Clerk is in correspondence with MBC. Updates will be given as they arise.
 - River Sherway - Work at the Naked Food Site** the Clerk confirmed that confirmation has been received from the Medway Drainage Board advising that they are satisfied that the bollards that have been installed will prevent the pallets from entering the river at the time of flooding in the area – as was seen in the flooding event in April 2018.
 - The Meadows Public Inquiry** – There is still no news concerning a future date for the Inquiry. The Clerk will continue to press Helen Whately's MP office for updates on the progress that she is making with government ministers. An early reply is not expected given the events unfolding over Brexit.
 - 1 High Street, Headcorn** – Breach in planning conditions by installation of external ducting without the appropriate permissions. The Clerk advised that MBC state that an application has been received and is awaiting verification.
 - Replacement of MBC waste bin on High Street** - The Clerk continues to press for the replacement to be sited. This matter is being pursued at Full Council and need not continue in this forum.



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Land north of Lenham Road (Hop Pocket Way) – No further action will be taken by MBC in this regard as the planning conditions have been signed off and the matter is being dealt with by Southern Water. The Clerk will be attending Headcorn Flood Forum meetings and will pursue the matter in that forum.

APP/U2235/W/18/3206450 Land South of Love Lane, Headcorn the Clerk advised that the appeal decision on this site was issued on June 14th 2019. The appeal was dismissed as the inspector ruled that the particular circumstances of the appellant and his family do not outweigh the harm to the landscape.

19/5012318/Full Larch House 1 Palmers Yard Headcorn the Clerk called the committees attention to an email that had been sent to them on July 1st. This matter has been variously discussed with the applicant, planning officer and Cllr Davies and it seems that a new application is being discussed that should address the concerns over the height of the proposed fencing and a change in the street scene. The Clerk had advised the planning officer that the council could not support the above application in its present format.

5. Correspondence other than planning application.

Appeal Hearings June 25th – 29th 2019 for:-

Smith Farm (Land Opposite Little Luckhurst Known as the Potteries) Love Lane, Headcorn
Land Adjacent the Potters, Love Lane, Headcorn
Land on South Side of Love Lane, Headcorn
Land at the Rosings, Smarden Road, Headcorn

The Clerk drew the attention of the committee to an email sent on July 3rd outlining the difficulties encountered with the delay in notification by MBC of these hearings. They were notified to HPC on Friday 21st June, with a start date of Tuesday 25th June. The Clerk and Cllr Dungey were able to attend on Wednesday 26th, after undertaking some preparatory work. Both attendees were astonished by the way in which the hearing was conducted and it was felt that the inspector was “over familiar with the appellant’s representatives”. The matter was discussed by the Committee and it was agreed that the Clerk would contact the legal department at MBC about this matter. The Clerk will also ask for clarification on the delay in notification.

Ten Acre Farm, Love Lane, Headcorn APP/U2235/W/18/3198435

The Clerk advised that the appeal decision on this site was issued on June 25th 2019. The appeal was allowed, with conditions.

6. To discuss press article concerning MBC planning appeals and agree actions required



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The article was discussed and the committee agreed that the Clerk would write to Borough Councilors Round and Chapel-Tay and ask them for their views on the article, furthermore how they intend to take the matter forward with MBC.

7. Planning Applications to be considered

19/502852/LBC Four Oaks Four Oaks Road Headcorn Ashford Kent

Listed Building Consent for internal changes including removal of ground floor partition and opening up of inglenook fireplace and installation of new oak bressumer beam within reception rooms, removal of door and frame and infill with studwork between study and reception room, reforming of door opening between extension hall and reception room with new door lining and door, relocation of kitchen into extension, creation of ensuite to bedroom in the extension, relocation of stairs from first floor into the attic room and creation of a shower room in the former stairwell (works completed).

The above application was reviewed and discussed and it was agreed that the committee wished to see the application approved.
Referral to committee is not required

19/502718/FULL 2 Mill Bank Headcorn Ashford Kent TN27 9RD

Demolition of existing conservatory and erection of single storey rear orangery extension

The above application was reviewed and discussed and it was agreed that the committee wished to see the application approved.
Referral to committee is not required

19/503168/FULL 17 Rushford Close Headcorn Ashford Kent TN27 9QE

Demolition of existing garage. Erection of part two storey side extension and single storey front extension with attached garage.

The above application was reviewed and discussed and it was agreed that the committee wished to see the application approved.
Referral to committee is not required

19/503156/FULL Sunnyhurst New Road Headcorn Ashford Kent

Erection of a single storey side extension

The above application was reviewed and discussed and it was agreed that the committee wished to see the application approved.



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Referral to committee is not required

19/502590/FULL Acers Place Lenham Road Headcorn Ashford Kent

Retrospective application for the stationing of 2no. mobile homes, 2no. touring caravans and erection of 1no stable block.

This application was not discussed as the Clerk had been advised by MBC have refused to determine this application based on our power under s70C of the Town and Country Planning Act. We can only exercise this power when we have received a valid planning application and then determined whether there are any change in circumstances since the previous decision i.e. the appeal.

This was considered and a decision taken to decline to determine the application. This was done on the 27th June.

8. Licence Applications for Consideration

Dartford Mobile Fisheries Ltd

This application was reviewed and discussed by the committee, it was felt by some committee members that there is not a need for this type of service and the areas that they propose to target may prove difficult do given the issues with parking in those areas. Given the committee were divided on their views the Chair took a vote to seek a show of hands for this application:-

Those in support of the application 4

Those against the application 3

The Clerk will advise MBC accordingly

9. Planning Appeals to be considered

There were no appeals to consider

10. Planning results

The Clerk will circulate the results

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



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Cllr Dungey asked the committee when there would be further discussions on the meetings dates/times of planning meetings and it was agreed this would be taken as an agenda item at next meeting

Cllr Selby noted that there is an MBC briefing on Monday 22nd July about the Local Plan – this will be the only briefing available to Parishes and it is important we attend. It was agreed with this in mind that the Monday planning meeting would be cancelled and application carried forward as necessary.

There being no other matters for discussion the meeting closed at 19:59 hrs.

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

DRAFT