



## 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 & Licensing Committee of Headcorn Parish Council meeting held remotely on Monday 24<sup>th</sup> August 2020 at 7:00pm

Those in attendance: Cllrs Dungey, Hancock, Pyman, Selby, Thomas, Walker and Thorogood

Clerk: Caroline Carmichael

Assistant Clerk: Stefan Christodoulou

It is noted that the Clerk had publicised the meeting and invited attendees to contact the Clerk if they wished to be admitted to the online meeting. There were no requests to join the meeting.

1. (a) **Apologies for absence received and confirmed by the Council** were received and accepted from Cllr Davies.
- (b) **Enquiry whether anyone intends to film, photograph, or record during this meeting.** There were none recorded.
- (c) **Declaration of changes to the Register of Interests.** There were none recorded.
- (d) **Declarations of pecuniary or significant interest regarding 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 (Meeting adjourned – minute book closed)**
3. **To resolve that the minutes of the meeting held on 20<sup>th</sup> July, 2020 be taken as read, confirmed as a correct record, and signed by the Chairman.**  
The minutes were confirmed as a correct record and will be signed by the Chair. This was agreed with Council given the remote nature of the meeting.
4. **Matters arising from the last meeting.**
  - Hammerstream** – Police have been observed on site and MBC will take further action if required.
  - Acers Place, Lenham Road, Headcorn** – The matter remains ongoing as MBC have confirmed that the compliance period for the enforcement notice has now expired. This matter has been assigned “high priority”. Although so far nothing further has been done to carry out the enforcement.
  - Ash Gardens, Lenham Road, Headcorn** – With the landscaping detail plan being approved by MBC, still no news on conditions having been fulfilled so, the Clerk having now submitted a breach of planning, will follow it up with MBC.



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**5. Correspondence other than that concerning the planning applications on the agenda.**

Emails received from MBC to confirm that the alleged planning breach concerning two caravans placed on land adjacent to Woodside Farm confirming the issue has been recorded and logged for investigation.

**6. Planning Applications to be considered.**

**The following applications were considered remotely by the Committee and the decisions are recorded here: -**

**20/503346/FULL Unit 4 Stonestile Business Park Stonestile Road Headcorn Kent TN27 9PG**

Extension of existing industrial unit with 2 no. single storey extensions creating two new working zones.

The committee reviewed this application and agreed that they wished to see it approved. Referral to committee is not required.

**20/503280/FULL 24 Oak Lane Headcorn Ashford Kent TN27 9TP**

Erection of residential annexe.

The committee reviewed this application and agreed that they wished to see it approved. Referral to committee is not required.

**20/503045/PIP Plumtree Barn Plumtree Road Headcorn Ashford Kent TN27 9PE**

Permission in Principle for erection on 1 no. single dwelling five-bedroom house with off road parking for 2 no. cars and outside garden area.

The committee reviewed this application and agreed that they wished to see it approved. Referral to committee is not required.

**20/503095/FULL 47 Station Road Headcorn Ashford Kent TN27 9SB**

Erection of single storey side extension with alterations to window and insertion of dormer.

The committee reviewed this application and agreed that they wished to see it approved. Referral to committee is not required.

**20/502018/FULL Four Oaks Farm Four Oaks Road Headcorn Ashford Kent TN27 9PB**

Demolition of existing barns and erection of five dwellings, with associated parking, amenity space and landscaping.



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The committee reviewed the detail and the comments by the planning officer on the proposal and were encouraged by the officers approach to the site and the desire to keep the development within the existing footprint and to not encroach further into the countryside. Furthermore, they noted that there are other "barn type dwelling conversions" in the vicinity that remain unsold after two years. The committee agreed that they were happy to support that officers' proposals and referral to committee is not required.

### **20/502626/FULL 3 Ash Gardens Lenham Road Headcorn Kent TN27 9LG**

Change of use of land for the siting of 1no. mobile home, 1 no. touring caravan and the erection of 1 no. dayroom for Traveller occupation (Part Retrospective).

The committee reviewed this application and raised several questions/comments and cannot see any reason to change previous views on the application

They wish to see the application refused and referral to committee is required

### **The following applications were considered at the meeting: -**

### **20/503041/FULL Grace Meadow Caravan, Love Lane, Headcorn, Kent, TN27 9HL**

Change of use of land for siting of 1 no. mobile home and 1 no. tourer (retrospective).

Given that Headcorn has a traveler population in excess of the UK national average the committee strongly feel that the creation of another site exacerbates the situation and the domination of the settled population in that location .

Councilor Pyman noted reference to the Public Health Act 1936 that necessitates a licence if the movable dwelling is erected for a period of more than 42 days. The Clerk agreed to review the correspondence that he referred to and get back to the Committee.

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

### **20/503005/FULL 16 Mill Bank, Headcorn, Ashford, TN279RD**

New pitched roof and brick plinth to existing bay window.

The Committee reviewed the application and wished to see it approved.  
Referral to committee is not required.

### **20/503279/FULL 4 Ash Gardens, Lenham Road, Headcorn, TN27 9LG**

Change of use of land for siting of 1 no. mobile home, 1 no. touring caravan and the erection of 1 no. utility room for traveller occupation (part retrospective).



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The Committee reviewed this application and in addition to their original concerns that are well documented they raised several questions about the cumulative nature of so many sites in such close proximity, the effects on social cohesion with regard to the settled community being so obviously discriminated against and why there is an increase in waste and effluent from the site without anything being done about it by environmental health. Consequently they cannot see any reason to change previous views on the application.

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

### **20/503495/FULL 23 Orchard Glade, Headcorn, Ashford, Kent, TN27 9SS**

Erection of a single story side and rear extension, new driveway and carports.

The Committee reviewed the application and wished to see it approved.  
Referral to committee is not required

### **20/503385/FULL Invicta Oast, Kelsham Farm, Four Oaks Road, Headcorn, Kent, TN27 9NY**

Creation of a private fishing lake, with associated earth works (part retrospective).

This application has done nothing to allay the concerns that the Council have about this development, the following concerns remain:-

- Flood Zone 3 and development should not be permitted
- The ecological impact of filling this pond with millions of liters of tap water has not been truly considered:-
  - It is acknowledged at the time of flood, fish would be lost into the water ways – given that these are unlikely to be indigenous species they along with any nonnative plants could cause untold harm to the ecology of the River Beult. It must be noted that the Beult is a designated Site of Special Scientific Interest.
  - The ecology report does not deal with this matter but defers to Natural England
- The supply of “tap water” would require a separate supply source from the mains located away from the property. The route of a new source has not been identified but it would seemingly need to cross land not owned or in the control of the applicant. Have South East Water been asked to comment with regards to the supply and the ethical merits of filling the pond in this way.
- HPC are concerned about the response from the Environment Agency and have raised the matter directly with them, the primary concern is that Headcorn does flood and does not conform to the myth that it happens on a 1:100 year basis. This area flooded earlier this year ( we have photographic evidence) and to my personal knowledge this area has flooded at least four times in the last ten years
- The impact on the neighbouring properties has not been fully considered, especially given that the property is a listed building and a village heritage building



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- Paragraph 6.6 point 3 is not complete and does not detail how much water will actually be displaced by the development?

The issues we face in Headcorn at time of flooding can only be exacerbated by this proposal and we must once again draw attention to the results of the Strategic Flood Risk Assessment prepared for MBC in 2008 (updated in 2016) which clearly states that Headcorn has a flood problem and documents the years in which flood events have taken place – again at odds with the 1:100 year event projections. We have further pictorial evidence of the floods that affected Headcorn in **2018, 2019 and 2020** and there are many other well documented events that have blighted Headcorn.

The committee reviewed this application and cannot see any reason to change previous views on the application

They wish to see the application refused and referral to committee is required

### 7. Licence Applications for Consideration

There were no license applications to consider.

### 8. Planning Appeals to be considered

There were no license applications to consider.

### 9. Planning results

Planning results will be passed on later by the Clerk's Office.

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

Councillor Selby brought two recent articles in the Downs Mail to the councils attention.

The first was about the continual battle with the government about the housing numbers that are needed or not needed in Kent. The Council are encouraged that MBC continue the pressure in terms of the numbers required and stated they are questioning the ongoing relevance of housing figures based on the 2014 household formation projections which do not reflect a falling trend.

The second was about the proposed, MBC Council led, Garden Village community at Lenham and a decision taken at the Policy and Resources Committee on the 21<sup>st</sup> July 2020 to cut the numbers of houses from 5000 to 4000 and remove a secondary school and high speed and motorway connections for the Garden Village. The Clerk agreed to review the minutes of said meeting to ascertain the Councils thoughts behind the shelving of the secondary school and raise Headcorn Councils concerns over this matter with both MBC Councillors and KCC Education Area Office.



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There being no further matters for consideration the meeting was closed at 7.47pm

Signed.....

Date.....

DRAFT