



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 13th December 2017 at 7pm in the Green Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, James, Pyman & Walker.

Clerk: Caroline Carmichael

There were 2 parishioners

1.
 - a. **Apologies for absence** were received and accepted from Cllr Selby due to a family commitment.
 - b. **To seek notification on whether anyone intends to film, photograph or record any items of this meeting.** It was noted that parishioner, Mr. Douglas Williams, intended to record the meeting.
 - 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 November 27th 2017** were duly approved and signed by the Chair after deletion of a duplicated paragraph concerning the agreement to change the running order of the planning applications.
4. **Matters arising from the last meeting.**
 - a. **Hammerstream** – after recent Intel the enforcement officer visited the site again and all remains as before. Clerk to continue to report and Intel received.
 - b. **Road names for the development on land at Kent Food Park, Sarden Road Headcorn** - the Clerk had spoken with both developers at this location and it had been agreed that both developments would be on Smith Way. I had also received a call from a senior member of the Gold Property Development team who offered an unreserved apology to the council for the way in which the matter had been handled.
 - c. **Junction Wheeler Street/Oak Lane** the Clerk is waiting to hear from Crest Nicholson concerning the safety audit at the location and then a meeting will be arranged.
 - d. **17/500984/FULL | Erection of detached, two-storey house with parking | Land Between Ringleside & Ringles Gate Grigg Lane Headcorn Kent TN27 9LY**
Cllr Dungey and the Clerk attended the planning committee meeting on 30th November and this application was then deferred to the 7th December. Several of the committee



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commended both Cllr Dungey and the applicant on their speeches. After some debate the committee approved the planning officer's recommendation and the application was refused. The Clerk raised the issue of detail used by Mr. James Bailey in "setting the context" of the site for the committee, when he used google map images dating from May 2009. Clearly the same were woefully outdated and do not reflect the current street scene in the location. The committee agreed that the Clerk should write to MBC and seek reassurance that outdated detail would not be used to "inform" the committee.

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

Cllr Dungey and the Clerk attended the planning committee meeting on 30th November and this application was reviewed by committee. The vote was eventually in favour of supporting the officer's recommendation approving the application. It should be noted that our Borough Councillors Prendergast & Round both spoke and voted against the application.

f. **17/505499/REM Land between Mill Bank, Ulcombe Rd & Kings Rd Headcorn Kent TN27 9LD**

Cllr Walker had reviewed the plan in detail and handed his findings to the Clerk. The Clerk will now send the comments to MBC to incorporate those matters discussed at the meeting on 27th November and the comments concerning the height of the proposed dwellings.

The Clerk noted that she had spoken with the planning officer and in discussions about 2.5 storey building he advised that they had been approved in outline permission but no height is set.

The committee suggested that the Clerk could speak with the Royal Institute of British Architects (RIBA) to get their view on what constitutes a 2.5 storey dwelling.

5. Correspondence other than planning application.

a. **15/501189 Land on south side of Love Lane & 15/503944 Land adjacent to the Potters Love Lane**

Email correspondence had been received from MBC concerning the above applications that have been outstanding since 2015. The email advised that the officer had now fully reviewed the cases and has accepted the significant landscape harm arising and is minded to refuse both applications and instruct the enforcement team to take action. The officer wished to confirm whether the council would accept a delegated refusal and referral to planning committee would not be required. The Clerk confirmed that the council would agree to the same.

The planning officer confirmed that the applications would be refused the following day.



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Cllr Pyman asked that the Clerk contact MBC to find out exactly how many more sites there were left to allocate to meet the local plan target.

b. **17/500815/BOC Land West Of Mill Bank**

The Clerk had received correspondence from MBC concerning the above breach of consent lodged by the council. It states that there has been no breach of planning consent but the developer is in contravention of the Hedgerow Regulations 1997 as prior notification was not given of the removal of the same. MBC are in contact with the developer and they are waiting to hear what action they will take and then they will further review the situation. Clerk to follow up.

c. **Proposed Base Station Installation at 74903, Biddenden Road, Headcorn**

Letter received from Harlequin Group concerning the joint operation by Telefonica UK Limited and Vodafone Limited to operate and manage a single network grid across the UK. This correspondence centres on the proposed siting of a base station and mast at the above site.

The matter was reviewed by the committee and they were happy with the proposals. Clerk to advise Harlequin Group – it should be pointed out that the correspondence had the incorrect spelling of Biddenden (BIDDENDUM) Road.

d. **17/505703/FULL Harrison Car Sales Station Approach Headcorn Ashford Kent**

The clerk advised that the above application would be heard at planning committee on Tuesday 19th December. Given a pecuniary interest declared by Cllr Pyman in this business he is not able to speak to this application. Cllr Dungey is not available to attend. It was agreed that the Clerk would write to the planning committee members and repeat our objections and given that nothing has changed with regards to amenity and highway safety we trust that they will continue to support refusal of the application.

6. Planning Applications to be considered

17/505740/FULL 8 Knaves Acre Headcorn Ashford Kent TN27 9TJ

First floor side extension above existing garage and change roof of porch/garage from flat roof to pitched roof.

The application was reviewed by the committee and it was agreed that they would like to see it approved.

Referral to planning committee is not required.



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17/506017/FULL Ash Gardens Lenham Road Headcorn TN27 9LG

Change of use of land for provision of 2 mobile homes and a day room

The first point noted by the committee was that the detail in the notification letter was incorrect as it is in fact a proposal for 2 mobile homes and two day rooms as opposed to one.

As with previous applications this site has been taken completely out of local context and the plans do not reflect the surrounding G&T sites and occupation, which is a significant factor with this site as it sits at the front of the site known as the Meadows. This area has been occupied for some time by G&T's and is the subject of 10 outstanding enforcement notices.

The site has been merely renamed and this application for change of use submitted. 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:

- a. whether they previously led a nomadic habit of life
- b. the reasons for ceasing their nomadic habit of life
- c. 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, this application has nothing to suggest that the applicants have provided the said evidence.

The Committee also noted that the supposed day rooms are of a very large scale and are in fact equivalent to that of small house. This would seem at odds with the G&T chosen lifestyle of living in a mobile home.

Given that Headcorn have already met their plan requirement for G&T sites and they strongly oppose the granting of both permanent and temporary permission at this site they therefore wish to see this application refused.

Referral to planning committee is required.

7. Planning Appeals to be considered

There were no appeals to consider

8. Planning results

The planning results were reviewed and no further action was required.



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

Cllr Pyman asked if the council were aware of what would be happening to the site that was previously occupied by Locks of Headcorn. In his view it was an ideal site for additional supermarket facilities to support a growing village. The Clerk was asked to ascertain the situation with the site and advise the committee

There being no other matters for discussion the meeting closed at 7.51pm

Signed.....*C. Loh*.....

Date.....*10-01-2018*.....

