



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 Wednesday 13th May 2020 at 7:00pm

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

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. Election of Chair

The committee were asked for nominations for Chair. Cllr Nigel Pyman was proposed by Cllr Davies and seconded by Cllr Dungey. There were no other nominations and Cllr Pyman was duly elected.

2. Election of Vice Chair

The committee were asked for nominations for Vice Chair. Cllr Sue Walker was proposed by Cllr Dungey and seconded by Cllr Thomas. There were no other nominations and Cllr Walker was duly elected.

- 3. (a) Apologies for absence received and confirmed by the Council** were received and accepted from Cllrs Davies and Thorogood.
- (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.

4. Public Session (Meeting adjourned – minute book closed)

- 5. To resolve that the minutes of the meeting held on 24th February 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.



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6. Matters arising from the last meeting.

Hammerstream – It was noted that there has been additional waste dumped at the site. The Clerk is now pressing the Crime Waste Team at Maidstone Borough Council for action.

Acers Place, Lenham Road, Headcorn – Maidstone Borough Council have confirmed that the compliance period for the enforcement notice has now expired and this matter has been assigned as high priority. The Clerk will chase.

Land Opposite Acers Place - The Clerk noted that the occupiers of Acers Place seem to have rented land opposite and although there are signs that they are using the land MBC have advised there is no apparent planning breach.

Ash Gardens, Lenham Road, Headcorn – the landscaping detail plan has been approved by MBC and it is still not clear whether the conditions have been fulfilled. Clerk to ask for clarification.

Martins Gardens, Lenham Road, Headcorn – It was reported that the planning breach continues at the site. It was noted that Ulcombe Parish Council have been lobbying Maidstone Borough Council to begin enforcement proceedings.

19/504348/FULL Land at Rosemead Nursery, Maidstone Road, Headcorn - the Clerk advised that the application has now been approved by MBC and will circulate the detail to the committee. It was important to note that comments had been taken on board about a pedestrian footway and the application has been made the subject of a CIL payment which had previously been omitted.

19/506067/FULL Invicta Oast, Kelsham Farm, Four Oaks Road, Headcorn – The Clerk will seek an update on the application and revert to the committee.

19/506112/FULL and 19/506113 LBC Bletchenden Farm, Headcorn – detail of the updated Flood Risk Assessment is still awaited.

18/500672/FULL 2 The Meadows, Lenham Road, Headcorn – the appeal hearing planned for March 24th was postponed due to the onset of the corona virus pandemic. No further news at this time.

20/500455/TPOA Beult House, Church Walk Headcorn – it was noted that this matter had been resolved by the committee by email following receipt of an update from the tree warden and the applicant. The application has since been permitted.

7. Correspondence other than that concerning the planning applications on the agenda.

MBC Planning Committee – correspondence received advising that after the cancellation & postponement of the meetings on March 24th & April 23rd - the meeting scheduled for 21st May will go ahead at 6pm. The email included the following update from MBC:-

Central Government, through Homes England, has sent out a clear message to district authorities that there shall be no diminution on the work of local plans nor in determining planning applications. MBC's first virtual planning meeting will be held tomorrow, 21st May, however this will be slightly different to the Policy and Resources meeting. Instead of members of the public having to dial-in to join, the meeting will be broadcast and anyone wishing to speak



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must register and then send their speech to Debbie Snook in writing. She will then read this to members.

8. To consider the Terms of Reference for the Committee and agree any changes or amendments required.

The terms of reference were reviewed and a minor amendment to point 7 was agreed altering the point to read "In exceptional circumstances, a response may be". The words time sensitive was removed so that the point recognised any exceptional circumstance, such as we are currently experiencing.

9. Planning Applications to be considered

It is noted that these applications had been reviewed and commented on the by the committee and the response coordinated by the Clerk and submitted to MBC. The decisions are recorded here and were reviewed and agreed by the Committee

20/500992/FULL 1-5 Quarter Paddocks Bletchenden Road Headcorn Ashford Kent TN27 9JB
Provision of new gates to Plots 1 and 5, including the erection of new gates piers to Plot 1 and provision of a hard-surfaced driveway to Plot 5 (retrospective)

The committee noted disappointment that this application is in part retrospective but could see no grounds to refuse the application, they therefore noted that they wished to see the application approved and referral to committee is not required.

20/501304/FULL Glovers Bridge Barn Grigg Lane Headcorn Ashford Kent TN27 9LS
Insertion of a new window to first floor on North West elevation.

The committee noted that the application had been confused by the fact that both the proposed and existing elevation drawings were the same document. This however did not prevent the committee from making a decision and they wish to see the application approved and referral to committee is not required.

20/501306/FULL 60 Mill Bank Headcorn Ashford Kent TN27 9RD
Erection of a part single, part two storey side and rear extension.

The committee reviewed the application and agreed that they wished to see the application approved and referral to committee is not required.

20/501602/TPOA 29 Chaplin Drive Headcorn Ashford Kent TN27 9TN



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TPO application to crown reduce one oak to previous points, remove epicormic and ivy (to maintain the tree and keep in size of surroundings). H18m to 17m W7m to 6m.

The committee reviewed the application and agreed that they wished to see the application approved and referral to committee is not required.

20/500943/FULL 23 Oak Farm Gardens Headcorn Ashford Kent

Demolition of existing garage, erection of a single storey front and side extension and erection of a pitched roof over existing rear conservatory.

The committee reviewed the application and agreed that they wished to see the application approved provided the appropriate flood measures are completed. If the officer is minded to approve without these conditions the Council wish to see the application referred to committee.

19/504099/FULL Fiddlers Green Ienham Road Headcorn Kent TN27 9LG

New equestrian indoor school with 23 stables plus ancillary storage and facilities, meeting and training rooms, office and staff and visitor welfare facilities, a proposed roof to an existing horse walker and the creation of a detention basis.

The committee reviewed the application and agreed that they wished to see the application approved subject to approval from Kent Highways and their requirements concerning the visibility splays.

Referral to committee is not required.

20/501259/FULL Land Adjacent to Headcorn Bowls Club Maidstone Road Headcorn TN27 9RN

Erection of 1 no. four-bedroom detached house with associated parking and private garden.

The planning committee of the Council have considered this application and have the following comments:

- The design is NOT consistent with the Kent Design Guide (as they D&A statement implies) because this is a rural/village setting and
 - Typical material will be local brick, clay tiles or slate, stone, painted render, painted or stained timber, painted ironwork
 - Mix of strong and soft natural colour, soft natural forms with a mix of rectangular and curved lines
- The street scene photographs provided in the D&A statement clearly show the type of materials used (as above) and this is reinforced in the materials used on the BOVIS site (there are no pictures of said site in the D&A statement)



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- This design is not at all compatible with neighbouring properties, as they claim in 5.3 of the D&A statements
- This proposal is at odds with the local plan and policy DM19 which states that new development which would result in a net loss of existing open space or sport and recreation facilities will not be permitted unless there is a proven over riding need for development. Further this area is used by the club for parking when they have national events and there are no other facilities available in the vicinity that could accommodate additional parking.
- There is no short to medium term need for new homes in Headcorn
 - the adopted local plan allocated a housing requirement to Headcorn of 423 to 2031, from 2015 there are 552 consented dwellings. Of these there remains circa 270 in construction. Even with a 40% uplift as a result of the revised local plan Headcorn would be looking at a requirement of 592 (just 40 new dwellings) to 2031
 - there is a significant number of new (and existing) unsold homes in the village.
 - New Homes 42
 - Existing 41
- The adopted local plan clearly states that the protection of rural heritage remains an important issue for the Council and given that this development is in the vicinity of a Grade II listed building and the applicant has not properly considered the effect of this development on the said building and a full heritage impact assessment should be sought in accordance with policy DM4. It would be prudent to seek the views of Historic England the Weald of Kent Protection Society.

The Council therefore wish to see the application refused and referral to committee is required.

20/501107/FULL The Hawkenbury Inn, Hawkenbury Road, Hawkenbury TN12 0DZ

Erection of a side and rear extensions to provide additional guest room accommodation and external alterations.

The above application was reviewed by Headcorn Parish Council planning committee members and the following points raised: -

- The Headcorn Neighbourhood Plan encourages business that supports the local tourist and leisure industry and are therefore encouraged by this application.
- The HNP also supports the promotion of local employment and albeit on a small scale are pleased to see a proposed increase in staffing at the site
- Currently there is guest accommodation at the rear of the property in separate wooden structure, it is not clear from the application what will happen to this accommodation



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and the committee would like to understand what is proposed for this structure. The reasoning for this is the provision of adequate parking, if the number of rooms is increased does the number of parking spaces need review? The council do not wish to see the road congested with cars as a result of the additional spaces taken by overnight guests.

- It was noted that the neighbouring properties will not be affected by the development. Other than potential parking issues.

The committee therefore wish to see the application approved subject to: -
Confirmation on the above points on total accommodation provided and an assurance that the parking will be adequate for the total number of guest rooms
Referral to planning committee is not required.

20/500349/FULL New Scout Building Ulcombe Road Headcorn Ashford Kent TN27 9QR

Creation of a security compound to rear of the scout hut, including erection of mesh panel fencing with double gates.

The committee reviewed the application and agreed that they wished to see the application approved and referral to committee is not required.

20/501550/FULL & 20/501551/LBC Little Grigg Farm Grigg Lane Headcorn Ashford TN27 9LT

Erection of single storey rear extension with glazed link with internal alterations.

The committee reviewed the application and agreed that they wished to see the application approved and referral to committee is not required.

20/501240/FULL Gibbs Hill Farm Grigg Lane Headcorn TN27 9LY

Creation of 17no. two, three, four and five bedroom dwellings with associated roads, car parking and landscaping

The above application has been considered by the members of Headcorn Parish Council Planning Committee and they wish to see it refused

It was noted that the proposal is in part a brownfield site and would therefore not contribute to the increasing loss of green field locations in and around Headcorn. Development of brownfield sites is supported by the MBC Local plan and the NPPF but the Parish Council cannot support this application given that there is no short to medium term need for housing in Headcorn



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The adopted local plan gave Headcorn a housing requirement of 423 new dwelling to the year 2031. Since 2015 there have been 552 consented dwellings with circa 270 of these either in or yet to be constructed.

Even with pressure from the Government to increase the number of new houses, it has been suggested that we may be asked for a further uplift in our requirement of 40%. This would take our allocation to 592 dwellings and would mean having JUST 40 new dwellings to 2031.

The current hosing allocation in Headcorn already supports the overall aim of the NPPF in its desire to achieve sustainable development

At this current time almost 50 new dwellings, remain unsold and unoccupied. Approving this application will achieve nothing for the village and its community.

The committee wish to see this application be referred to committee

20/501075/FULL The Grange Southernden Road Headcorn TN27 9LL

Change of use of land and construction of a riding arena with associated fencing and landscaping. Riding arena to serve 5 units (alterations to previously approved 18/500766/FULL)

The Committee reviewed this application and agreed they wished to see it approved subject to the following conditions:

- The use of the arena must be for the sole use of Grange and the other 5 dwellings on site. No public use
- No lighting to be erected on site with prior approval of the LPA

Referral to planning committee is not required

10. Licence Applications for Consideration

There were no license applications to consider.

11. Planning Appeals to be considered

There were no appeals to consider

12. Planning results

Planning results were discussed and no further action is required



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13. **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.

There being no further matters for consideration the meeting was closed at 7.34pm

Signed.....

Date.....*25th June 2020*.....