



## 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 20<sup>th</sup> January 2020 at 7pm in the Green Room, Village Hall, Headcorn.

Those present: Cllrs Dungey, Pyman, Davies, Thomas and Walker.

Clerk: Caroline Carmichael

Assistant Clerk: Stefan Christodoulou

There were five members of the public present.

1.

- a. Apologies for absence were received and accepted from Cllrs Selby and Thorogood.
- 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 November 25<sup>th</sup>, 2019** were duly approved and signed by the Chair.

4. **Matters arising from the last meeting.**

**Hammerstream** – Issues with fly tipping and the burning of waste continue at this site and on the neighbouring site. The Clerk continues to press the LPA for action in this regard.

**The Meadows Public Inquiry** – we have received notification that an inspector has been appointed to this matter. All representations must be with the planning inspectorate by January 10<sup>th</sup>. It is anticipated that the inquiry will take place in May this year. Email correspondence had been received from MBC saying

*We are aware that a local group have Judith Norris, Planning Consultant on board submitting representation, currently she is not assuming Rule 6 status, but should the Parishes wish to engage with Judith this could be an option open to you.*

The correspondence went on to detail her contact information and it was agreed that the Chair would contact Ms Norris and update the Council at a later meeting.

It was noted that this notification to HPC was an unprecedented step by MBC.

**1 High Street, Headcorn** – The metal ducting has now been removed. No further action is required.



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**Acers Place** – the Clerk continues to press MBC for action as a result of the continued breach at the site. The matter is ongoing.

**Ash Gardens, Lenham Road, Headcorn** MBC advise that enforcement investigations continue after planning permission was refused at appeal. The Clerk will follow up.

**Martins Gardens, Lenham Road, Headcorn** planning breach investigations continue. The Clerk will follow up.

**Beult House, Church Walk, Headcorn** It was noted that MBC had advised the homeowner that all works must cease, as it is in the Headcorn Conservation Area. An application would be required for any works. No further action required.

**5. Correspondence other than planning application.**

There was no correspondence for discussion.

**6. Planning Applications to be considered**

Give the public attendance at the meeting it was agreed to reorder the agenda and 19/506067/Full would be taken as the first application for review.

**19/506067/FULL Invicta Oast Kelsham Farm Four Oaks Road Headcorn Ashford Kent TN27 9NY**

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

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
- 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



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- 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.

**19/506112/FULL Bletchenden Farm Bletchenden Road Headcorn Ashford TN27 9JB**

Conversion of Heritage Threshing Barn and modern pole barn to residential and erection of new triple garage.

**19/506113/LBC Bletchenden Farm Bletchenden Road Headcorn Ashford TN27 9JB**

Listed Building Consent for Conversion of Heritage Threshing Barn and modern pole barn to residential and erection of new triple garage.

The above applications were considered together, and the committee discussed the history of the site and the previous concerns raised about this property being sited in Flood Zone 3. Despite receiving additional information, the FRA is still out of date and refers to the development of the Cattle Barn and buildings.

The committee agreed that they would only consider the matter further if a current FRA was submitted along with the necessary comments from the Environment Agency, who are objecting to the current proposal.

At this time the committee wish to see the application refused and referral to the planning committee is required.

**19/506424/FULL 42 Chaplin Drive Headcorn Ashford Kent TN27 9TN**

Demolition of existing garage and erection of a two storey side extension.

The committee reviewed the above application and agreed that they could support this application given that there were no reasonable objections from the neighbouring properties. Referral to planning committee is not required.

**19/504348/FULL Land at Rosemead Nursery Maidstone Road Headcorn Kent TN27 9RT**

Demolition of existing buildings and erection of 13 detached, two storey dwellings to be developed as self-build or custom build homes by individual owners. Creation of access roads,



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associated parking and turning areas and the creation of a footpath link to Maidstone road; along with landscaping and ecological enhancement works.

The committee reviewed the above application which is now for 12 dwellings, and they agreed the original objections stand.

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

**19/505750/FULL Eden Park Farm Love Lane Headcorn Kent TN27 9HL**

Material change of use of land for 2 pitch Gypsy site with associated development (utility blocks, hard standing, landscaping) – part retrospective.

The committee reviewed the above application and agreed that the previous objections remain valid. The committee wish to see the application refused and referral to committee is required.

**7. Licence Applications for Consideration**

There were no applications to consider

**8. Planning Appeals to be considered**

There were no appeals to consider.

**9. Planning results**

The planning results had been distributed and were noted. No further action is required.

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

There were no matters for consideration.

There being no other matters for discussion the meeting closed at 20:25 hrs.

Signed.....

Date.....

26-2-2020