



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 Parish Council Planning and Licensing Committee Meeting held on Monday 24th February 2020 at 7pm in the Green Room, Village Hall, Headcorn.

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

Clerk: Georgina Jackson

Five members of the public were present.

1.
 - a. Apologies for absence were received and accepted from Cllr Thorogood.

Cllr Walker entered the meeting at 7.01 pm
 - 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: Cllr Davies declared an interest regarding Chaplin Drive.
 - 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 January 20th, 2020** were duly approved and signed by the Chair.
4. **Matters arising from the last meeting.**
Hammerstream – It was reported that the clerk is now pressing the Crime Waste Team at Maidstone Borough Council for action in respect of the fly tipping and waste burning.
Acers Place, Lenham Road, Headcorn - It was reported that Maidstone Borough Council have confirmed that the compliance period for the enforcement notice has now expired. This matter has been assigned as high priority and should be progressed to the next stage shortly.
Ash Gardens, Lenham Road, Headcorn – It was reported that this matter is ongoing, and the clerk is pressing Maidstone Borough Council for an answer.



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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 - It was reported that the review of the Viability Report on the development at Rosemead Nursery had been undertaken. It was noted that this report concluded that the Rosemead Nursery scheme is to be developed for self-build housing and that no S106 or CIL payments are made.

19/506067/FULL Invicta Oast, Kelsham Farm, Four Oaks Road, Headcorn – The response from the Environment Agency objecting to this proposal was noted. It was also reported that the clerk has requested that Maidstone Borough Council consult on the updated Flood Risk Assessment.

19/506112/FULL and 19/506113 LBC Bletchenden Farm, Headcorn – It was reported that Maidstone Borough Council have asked the applicant for an up to date flood risk assessment. It was also noted that the land agent has confirmed that Monsoon have been requested to provide an update on the 2015 flood risk assessment to make sure that it includes the proposed conversion.

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

Land at 61 Knaves Acre, Headcorn – It was reported that the clerk has had various conversations with the owner of the property and it is understood that the house is being built for the owner's occupation, it is being built by a contractor and therefore is acceptable under the CIL self build exemption rules.

18/500672/FULL 2 The Meadows, Lenham Road, Headcorn – It was noted that the planning hearing for this site will be held on March 24th at The Town Hall. Two representatives from Headcorn Parish Council will be agreed to attend the hearing.

6. Planning Applications to be considered

19/506112/FULL Bletchenden Farm, Bletchenden Road, Headcorn TN27 9JB

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

The above planning application was reviewed, and the following comments were agreed: -

- There appears to have been a disregard to the Planning Authority start dates and the committee do not feel that a retrospective application should be given.
- The committee feels that due to recent weather trends they insist that a flood risk assessment is carried out and not a tabletop survey.



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- The committee agree with the recommendation from Kent County Council that the following condition is placed on any forthcoming consent: -

Prior to the commencement of development, the applicant, or their agents or successors in title, will secure and implement:

- i archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved the Local Planning Authority; and
 - ii further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.
- The committee agree with Maidstone Borough Council's ecological report

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

20/500455/TPOA Beult House, Church Walk, Headcorn TN27 9NR

Tree preservation order application – T1 Beech estimated current crown dimensions as 19 metres in height and radial crown spreads of North – 6 meters, East – 3 meters, South – 4 meters and West – 8 meters. To reduce the height to 15 meters. To reduce radial spread to 3.5 meters in all directions.

The committee agreed to ask for an extension until Friday 13th March 2020 as they would like the Headcorn tree warden to meet with the representative from Maidstone Borough Council. It was agreed that this would then be placed on the next Full Council agenda.

20/500437/TPOA 39 High Street, Headcorn, Kent TN27 9NL

Tree Preservation Order application in relation to Tree Preservation Order No 6 of 1973 – T3 Lawsons Cypress. Tree to be felled due to proximity to buildings and probable root damage.

The committee reviewed the above application and agree that they could support this application but would like the following condition placed on any forthcoming consent:

- That an appropriate native species be planted in the same position.

20/500204/FULL 3 Chaplin Drive, Headcorn, Kent TN27 9TN

Erection of a single storey rear extension with garage to side and rear. Single storey front extension incorporating a WC.



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The committee agree that they could support this application.

Cllr Davies reported that he has previously entered this property to prune some trees on an adjacent property.

7. Licence Applications for Consideration

There were no license 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.

The following application was also noted as Headcorn Parish Council had not been a required consultee and it had been brought to the parish council's attention.

20/500096/NMAMD Land rear of the Hardwicks, Grigg Lane, Headcorn

Nonmaterial amendment application relating to planning permission 18/502642/FULL for alterations to car parking layout; paving; and approved landscaping scheme, as shown on drawing references: WH-PL-003 Rev E and WH-PL-004 Rev E. **Application permitted.**

After discussion it was resolved to ask the clerk to list any PNQ applications that relate to barn conversions that do not get referred to Headcorn Parish Council and liaise with Maidstone Borough Council regarding these.

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 none.

There being no other matters for discussion the meeting closed at 20.10 hrs.

Signed.....

Date.....

17th June 2020