



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 21st September 2020 at 7:00pm

Those in attendance: Cllrs Dungey, 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.**
Cllr Walker advised that she would not be commenting on application 20/503693/FULL as this is the neighbouring property.
- (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 24th August, 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 – Further fly tipping has been reported and MBC will ask the owner to clear this.
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 nothing further to report at this time.
Ash Gardens, Lenham Road, Headcorn – With the landscaping detail plan being approved by MBC, still no news on conditions having been fulfilled. The Clerk has submitted a breach of planning conditions but at this time there is nothing further to report.



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Caravans on land adjacent to Woodside Farm.

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. Enforcement investigation still ongoing.

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).

Although several of the concerns raised by the Committee have been discounted by the E.A and MBC, the Council remain worried by the eventual impact of this proposal on the local environment and its inevitable impact on the SSSI and the risk of flooding events in the area which have become far more severe than the forecast 1 in a hundred years event that the E.A is using. To this end we have continued correspondence with the Environment Agency and have forwarded this to the National Flood Forum. In addition there has still been no consultation with South East Water about the proposed use of millions of gallons of tap water to keep the lake "topped up" or the abstraction of water from the river for this purpose.

5. Correspondence other than that concerning the planning applications on the agenda. White Paper on changes to planning legislation.

This was addressed by the committee but given the complexity of the issue and the lack of planning expertise within the Council it was agreed the best way forward is to study the responses from the following bodies: -

- NALC, wait for their opinion on this.
- KALC, ask their opinion on this.
- LPA, look towards their response to this.

The Clerks Office will take this forward.

6. Planning Applications to be considered.

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

20/503693/FULL Tile Barn, Tile Barn Farm, Biddenden Road, Headcorn, Ashford.

Erection of a log cabin.

The committee noted that the plans include a small wash room, however there was nothing in the application to indicate how foul water/drainage would be managed.

Subject to a satisfactory conclusion on this matter the committee wished to see the application approved subject to a condition being applied that states that the use will be for that of office and play room and not for residential/holiday letting purposes.

Referral to committee is not required.



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20/503449/FULL Grigg Farm Barn, Grigg Lane, Headcorn, Ashford, Kent.

Extending the habitable space at mezzanine level with new internal staircase. Alterations to fenestrations. New weatherboard cladding to existing lean-to.

20/503457/LBC Grigg Farm Barn, Grigg Lane, Headcorn, Ashford, Kent.

Listed Building Consent for internal and external works.

The Chair asked that the two above applications be considered consecutively.

The Committee expressed disappointment that the windows were to be replaced with grey aluminum and felt that oak was more in keeping with the structure.

That said overall they could see what the applicant was trying to achieve and subject to confirmation by the Conservation Officer that all is in order, they wished to see the application approved.

No referral to committee is required.

20/503772/FULL Glencoe, Grigg Lane, Headcorn, Ashford, Kent.

Demolition of existing double garage and workshop and summerhouse. Erection of an annexe.

Headcorn Parish Council representatives visited the site of the above application as there were concerns that the site plan did not properly reflect the purpose of the same.

The application was discussed with the applicant and the intention is clear but it would appear that there is an error with the site plan and the site boundary. The building to be demolished and redeveloped as the annexe is not as shown on the plan.

There Council have no objection in principal to the proposed work and would wish to see it approved subject to the submission of a corrected plan.

Referral to committee is not required.

20/504120/FULL 36 Mill Bank Headcorn Ashford Kent TN27 9RD

Proposed demolition of existing conservatory and erection of a single storey side extension.

The above application was reviewed at committee last evening and it was agreed that the Council wish to see the application approved.

Referral to committee is not required.



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20/504146/FULL Headcorn Aerodrome, Shenley Road, Headcorn, Kent

Section 73 – Application for Variation of condition 7 (no aerobatic displays or public events without the prior consent of the Local Planning Authority) pursuant to application MA/77/1559 for continued use of land including buildings thereon for the purposes of providing aerodrome use for general aviation including business club and leisure flying, charter service, crop spraying, flying school, parachuting and aerial tours. To permit the Battle of Britain Weekend on 25, 26 and 27 September 2020.

The Council expressed their disappointment that this is being submitted so late in the day that the event will have gone ahead, been attended and packed away again before the council's comments have even been reviewed let alone the event being approved. They feel that this makes a mockery of the planning process where-in events can be submitted for judgement and no way exists to stop or effectively punish inappropriate or unwanted events from taking place.

This means there is not a “level playing field” by which everyone can apply for planning permissions and expect the same fair judgment or censure for carrying on with planning regardless of the Planning Authorities judgments outcome. If at the time of decision the application is refused or granted with conditions how would you manage the walk back process with the applicant?

The Council also feels given the COVID pandemic and its far reaching consequences that this should be taken into consideration when assessing an application such as this.

Given the above comments the council is abstaining from a decision and the matter can be handled under delegated authority.

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

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



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

The Clerk noted that the Strategic Planning and Infrastructure Committee would be considering the Strategic Land Availability Assessment at a meeting on the 22 September the detail of this meeting includes a list of red and green sites that came forward in the 2019 MBC call for sites

This shows that there are several areas within Headcorn, it's surrounding environs and adjacent villages that are under threat from development should nothing change in the outlook of the Local Authority. It was suggested that committee members watch the SPI webcast. A meeting of HPC may be needed after this to discuss the matter further.

There being no further matters for consideration the meeting was closed at 8.38pm

Signed.....

Date.....