



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 23rd November 2020 at 7:00pm

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

Clerk: Stefan Christodoulou and Caroline Carmichael

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 was one request to join the meeting from Mr. J. Penfold.

1. (a) **Apologies for absence received and confirmed by the Council** were received and accepted from Cllr Davies. Cllr Thorogood was unable to join the meeting and sent her apologies and these were accepted
- (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.
2. **Public Session (Meeting adjourned – minute book closed)**
3. **To resolve that the minutes of the meeting held on 26th October 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 – MBC have carried out another enforcement visit to this location after reports of more fly tipping last month (September). There have been earth works, spoil heaps and a JCB sited on land adjacent to the fly tipping area however no new fly tipping seems to have occurred although MBC are keeping an eye on this.



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Acers Place, Lenham Road, Headcorn – Despite being advised that the enforcement action would receive high priority no action had been taken and the matter was superseded by a new application. We are aware that MBC have not declined to determine this application and the Clerk's office will pursue the outstanding enforcement action. It is further noted that the Clerk's office have received the following comment from MBC *"as there is insufficient staff working within MBC (only 2 members in the whole division) to properly investigate the sites all such investigations etc. have ceased pending the cessation of Lockdown and recruiting more staff"*

The Clerk's office has escalated the matter to our Borough Councillors.

Ash Gardens, Lenham Road, Headcorn – The Clerk submitted a breach of planning condition, as the landscaping issues have not been resolved. This was reported in September 2020 and there is nothing further to report. As above we have received comment from MBC *"as there is insufficient staff working within MBC (only 2 members in the whole division) to properly investigate the sites all such investigations etc. have ceased pending the cessation of Lockdown and recruiting more staff"*

The Clerk's office has escalated the matter to our Borough Councillors.

Caravans on land adjacent to Woodside Farm.

Emails received from MBC in September 2020 to confirm that the alleged planning breach concerning two caravans placed on land adjacent to Woodside Farm has been recorded and logged for investigation. There has been no further action by MBC and as above we have received comment from MBC *"as there is insufficient staff working within MBC (only 2 members in the whole division) to properly investigate the sites all such investigations etc. have ceased pending the cessation of Lockdown and recruiting more staff"*

The Clerk's office has escalated the matter to our Borough Councillors.

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).

It was noted that this application has been approved by MBC, much to the dismay of the Planning Committee and should this increase the flooding in the area going forward then the Parish Council will hold MBC responsible.

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

Lack of Enforcement Action: - an email has been received from Ulcombe Council about the lack of enforcement at Hawthorne Farm a steadily expanding Gypsy and Traveller encampment. The matter had been escalated to MBC Borough Councillors who have suggested that UPC, supported by other PC's write directly to Alison Broom. The Clerk has confirmed that they are more than happy to support the sending of a letter, challenging the lack of enforcement issue, and UPC Chair will draft the letter and circulate to us for comment.

The Committee also went on to consider writing to the local MP with our concerns and it is suggested that we ask UPC to consider copying their letter to the MP.



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Letter from Wealden Homes: - Letters were delivered direct to all Councillors from Wealden Homes challenging the allocation in the proposed Local Plan Review of the Site in Moat Road. The letter details why the Moat Road site is unsuitable for the development put forward for it and why their site on the Lenham Road should be considered as a more suitable alternative.

6. Planning Applications to be considered.

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

20/505184/FULL The Cloth Hall North Street Headcorn Ashford Kent

Minor alterations and conversion of the existing historic building to form 2no. residential units and 2no. commercial units on part of the ground floor, with associated courtyard garden, and provision of 3no. parking spaces on a separate parcel of land to the north of no. 1 North Street to serve residential accommodation.

20/505185/LBC The Cloth Hall North Street Headcorn Ashford Kent

Listed Building Consent for minor alterations and conversion of the existing historic building to form 2no. residential units and 2no. commercial units on part of the ground floor.

It was agreed that the above applications would be considered consecutively. The committee wish to see the application approved given: -

- Historic England are supporting the application and any condition made by them must be complied with
- Conservation officers at MBC are supporting the application and any condition made by them must be complied with

It was agreed that the committee would like to receive confirmation that the structure is sound enough for the work to be completed and would ask Heritage England for a comment on this. Referral to committee is not required.

20/505207/FULL The Clock House Boarden Farm Boarden Lane Staplehurst Tonbridge

Erection of a detached garage and workshop

The above application was reviewed at committee last evening and it was agreed that the committee wish to see the application approved on condition that it is for commercial use and not for holiday let.

Referral to committee is not required.

20/504904/FULL 59 High Street Headcorn Kent TN27 9QA

Alterations to existing vehicular entrance, including realignment and rebuilding of existing boundary wall and installation of a new sliding gate.



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The above application was reviewed at committee and it was agreed that the committee wish to see the application approved provided Kent Highways see no reason why this would cause problems with the road/pavement layout.
Referral to committee is not required.

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 were highlighted by the Clerk and no further action was 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 being no further matters for consideration the meeting was closed at 8.00pm

Signed..........

Date.....30-12-20.....