



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 December 2020 at 7:00pm

Those in attendance: Cllrs Dungey, Pyman, Selby, Thomas, Thorogood 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.
(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 Selby wanted it known that she is a school governor in relation to item 20/505570/FULL.
(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 23rd November 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.
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being advised that the enforcement action would receive high priority no action had been taken and the matter was superseded by a new application.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 no 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.



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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.

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.

Having received this proposed letter from Ulcombe Parish Council the committee feels that it does not go far enough and is not striking the right tone in as much as it does not fully represent the council’s frustration and lack of trust in the planning procedures of MBC and the planning policies in general when it comes to the issues surrounding Gypsy and Traveller encampments. The Clerks Office has been asked to look over the letter and reemphasise certain portions before it is sent back to UPC for reconsideration.

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

Correspondence received with regards to MBC Local Plan Regulation 18B from resident of Harrietsham listing their objections to the proposed “Garden Village” at Lenham.



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6. Planning Applications to be considered.

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

20/505618/FULL Hawkenbury Acres, Hawkenbury Road, Hawkenbury, Kent, TN12 0DZ

Retrospective application for the stationing of a mobile home with associated utility block, parking, and stationing for a touring unit under Gypsy status. (Resubmission of 20/503972/FULL).

The above application was reviewed at committee and it was agreed that the committee wish to see the application approved as nothing has changed from the previous submission. Referral to committee is not required.

20/505441/FULL Little Bletchenden, Bletchenden Road, Headcorn, Ashford, Kent

Proposed garage conversion to form an annexe on the ground floor and study on the first floor.

Due to concerns over potential flooding as this is in Flood Zone 3 the committee wish to see this refused and referral to committee is required.

20/505504/FULL 19 Mill Bank, Headcorn, Ashford, Kent, TN27 9RB

Single storey side and rear extensions.

The committee feels that the extension is too large and will affect the amenity of the neighbouring property. They also expressed concern that the neighbours have not been properly made aware of this application. The committee wish to see this refused and referral to committee is required.

20/505775/PIP Twelve Acre Farm, Grigg Lane, Headcorn, Ashford, Kent, TN27 9LY

Permission in principle for demolition of redundant glasshouses and outbuilding, and erection of 4no. detached dwellings, together with all necessary infrastructure.

The above application was reviewed at committee last evening and it was agreed that the committee wish to see the application approved. Referral to committee is not required.

20/505570/FULL School Caretakers House, 15 Kings Road, Headcorn, Ashford, Kent, TN27 9QT

Conversion of school caretaker's house to a day nursery, including the conversion of the roof space with new fenestration, a single storey front extension and a two storey rear extension with associated staircase and new access and parking.



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

Referral to committee is not required, however should the planning officer be minded to refuse the application then the Council wish the matter referred to committee given the significant (and growing) need for Nursery Care provision in the village.

20/505849/FULL 23 Forge Lane, Headcorn, Ashford, Kent, TN27 9QN

Proposed loft conversion with hip to gable, rear dormer and front Velux windows.

The above application was reviewed at committee last evening and it was agreed that the plans do not contain sufficient detail to understand the block plan and hence who this application may affect. The Committee wish to see this refused in in the current format but would reconsider the same with an appropriate level of detail about the block plan etc.

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. However there were a number of decisions that caused the Council to question the consistency of planning decisions and these may be referred to in future applications.

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

It was pointed out that as the committee have to review these planning applications online at this time MBC should perhaps update their website to facilitate the ease of this and remove aspects that make this difficult. The Clerks office will write to MBC on the matter.

There being no further matters for consideration the meeting was closed at 7.54pm

Signed.....

Date.....