



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 22nd March 2021 at 7:00pm

Those in attendance: Cllrs Dungey, Pyman, Thomas, Thorogood and Cllr Walker joined at 7.20pm.

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.

1.
 - a. **Apologies for absence received and confirmed by the Council:** - were received and accepted from Cllr Davies and Cllr Selby
 - 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 Davies declared that he is a neighbour of the property in the Licensing application - 21/00337/LAPRE 17 High Street Headcorn Ashford Kent TN27 9NH
 - e. **Requests for Dispensations:** - There were none recorded.
 - f. **Declarations of Lobbying:** - Cllr Davies wanted it known that other neighbours of the property in the Licensing application had approached him about the application.
2. **Public Session (Meeting adjourned – minute book closed)**
3. **To resolve that the minutes of the meeting held on Monday 22nd February 2021 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 Paddock: – MBC have taken out an injunction but have been told that the land has been sold. They do not have the new landowner's detail and have therefore posted the injunction at the site. They continue to try and locate the new owner. At the time of this meeting there has been no further activity on the site. We will continue to monitor the situation.

Acers Place, Lenham Road, Headcorn: – The Clerk has been in correspondence with MBC and has been advised that the enforcement office, Mrs King, has recently sent the initial prosecution paperwork to the Council's legal team for this site. The legal team at MBC will be reviewing the



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evidence over the coming weeks with a view to providing confirmation that they can or cannot prosecute. We will update the committee as and when we receive the same from MBC.

Ash Gardens, Lenham Road, Headcorn: – The situation over action at this site has become very confused following a series of applications, refusals, and enforcement action. The Clerk therefore clarified with MBC and an application that was submitted in August 2020 has stopped the enforcement clock. It has not been determined but the officer concerned advised that it should go to MBC Planning Committee in April.

Caravans on land adjacent to Woodside Farm: - The Clerk has again chased this matter and the situation continues as previously reported in December 2020 - the initial investigation has been completed however no further action has been taken by MBC.

Lack of Enforcement Action: - We received a second draft of the letter from Ulcombe Parish Council (UPC) and this was discussed at Full Council on March 10th. It was noted that the Clerk felt it struck a much better, more forthright tone. The content was reviewed by the Council and comments pertinent to Headcorn were suggested. The revised draft was then returned to the Chair of UPC, who agreed to send the same as soon as she had had comments from all the interested parties.

Meadows, Lenham Road Appeal Inquiry: - The Clerk advised that we have received Judith Norris commitment to representing HPC at the hearing.

Catesby Estates: - Catesby Estates have invited the Council to meet with them virtually to introduce themselves and explain their plans for the proposed Moat Road development. It was agreed that the Chair, Vice Chair and Chair of Planning would attend along with the Clerk's Office. The meeting has been arranged for Wednesday 24th March at 6.30pm.

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

21/500152/OPDEV Land Adjacent to Hamilton House Bletchenden Road Headcorn Kent - There appears to be a large construction on this site that according to the correspondence received by the Clerks office, that does not appear to have planning permissions. The matter has been reported to MBC.

21/500235/BOC Quarter Paddocks Bletchenden Road Headcorn Kent – The Council are in receipt of confirmation that MBC have logged an investigation into a breach of planning conditions. It is noted that there are 5 plots at the site known as Quarter Paddocks but in recent months further units have arrived. There are permissions for units and day rooms based on G&T status but there is not a single tourer on site nor has there been for many months. Additional entrances have been created and the road to the site now floods at the time of heavy rain as the ditches are blocked with rubble. In addition, on rubbish collection day some 40 (forty) bins were left out for collection. This would seem at odds with the agreed occupation of the site.



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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: -

21/500822/FULL Larch House 1 Palmers Yard Headcorn Ashford Kent

Erection of a single storey side extension.

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

Referral to committee is not required.

21/500698/Full 23 Forge Lane Headcorn Ashford Kent

Proposed loft conversion with hip to gable, rear dormer and front velux windows.
Revised plans received.

The revised plans were discussed but the council do not feel there is sufficient justification to change their previous stance and they therefore wish to see this application refused.

The Council have already requested referral to committee.

21/501142/FULL 10 Old Hall Park Headcorn Kent TN27 9EW

Repositioning of boundary fence.

This was discussed at committee and it was agreed that to reposition the boundary fence would fundamentally alter the street scene that is currently very open. It is also felt that the open front garden aesthetic of the development would be destroyed.

Therefore, the committee wish to see this application refused.

Referral to committee is not required.

7. Licence Applications for Consideration: -

21/00337/LAPRE 17 High Street Headcorn Ashford Kent TN27 9NH

It was noted that the Parish Council has received a considerable number of concerns raised by our Parishioners some of whom live in the adjoining private dwellings. These concerns ranged from noise worries to feelings of fear from a young lady living alone whose flat entrance is down the adjoining alley.



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It would also appear that the applicant is under the impression that they can use the side/rear entrance when in fact this is provided solely for the use of the residents of the domestic properties and **not** for businesses.

In their deliberations the Council concluded: -

- This property is too small and is not suitable for the purpose proposed.
- The front door is not an independent entrance and in fact goes off the lobby that leads to the upstairs flat.
- There is a significant fire risk, and it is important to note that it is an old building with no fire breaks.
- It would cause noise disruption to nearby residents.
- The drainage systems at the property is not sufficient for the proposed venture.
- There is a risk of criminality and anti-social behaviour in the High Street.
- The outdoor space is very small, and any smoking permitted in this area would inevitably lead to pollution for the properties above
- Use of the back garden as part of a "micropub" would result in the loss of privacy and amenity of the neighbouring properties.
- There are also worries about parking on an already overcrowded and busy street which has the parking for residence and visitors on.
- The final question to answer is would the proposed closing times be adhered to? Is a 10 o'clock close exactly 10pm or would there be additional drinking up time etc.
- Special consideration needs to be given to the location at the High Street forms part of the conservation area of Headcorn.

It was agreed that the committee wish to see the license application refused.

8. Planning Appeals to be considered: -

There were no Appeals to consider.

9. Planning results: -

There was nothing controversial to report regarding planning decisions.

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 noted by Cllr Dungey that that other Villages seem to have been luckier with their interactions with developers about traffic lights and pedestrian crossings etc. It was



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acknowledged that in future we as a council should be more proactive in seeking infrastructure improvements at the time of planning application.

There have been many complaints from residents of Lenham Road about fly tipping and problems with the water supply all of which problems emanate from the gypsy and traveller site, The Meadows. We have forwarded these concerns to MBC and our MP.

There being no further matters for consideration the meeting was closed at 7.50pm

Signed..........

Date.....28-4-21.....

