



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 26th April 2021 at 7:00pm

Those in attendance: Cllrs Davies, Dungey, Pyman, Selby, Thomas and Thorogood.

Clerk: Caroline Carmichael

It is noted that the Clerk had publicised the virtual meeting and members of the public were invited attend by joining the meeting.

1.
 - a. **Apologies for absence received and confirmed by the Council:** - There were none received. Cllr Walker was absent.
 - 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:** - Cllrs Thomas, Thorogood and Davies have all been lobbied regarding 21/00337/LAPRE 17 High Street Headcorn Ashford Kent TN27 9NH
2. **Public Session (Meeting adjourned – minute book closed)**
3. **To resolve that the minutes of the meeting held on Monday 22nd March 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 and returned to the Clerk. This was agreed with the committee given the remote nature of the meeting.
4. **Matters arising from the last meeting.**

Hammerstream Paddock: – The situation remains as previously recorded. The Clerk's office will continue to monitor the situation and any activity on site will be immediately reported to James Bailey at MBC.

Acers Place, Lenham Road, Headcorn: – There has been no update from the legal team at MBC. The Clerk will chase for a response.

20/503279/FULL 4 Ash Gardens, Lenham Road, Headcorn: – The Clerk reported that the application was heard at MBC Planning Committee on April 22nd and despite concerns of several the committee members, permission was granted, albeit for a temporary period of 3 years.



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Caravans on land adjacent to Woodside Farm: - The initial investigation at this site was completed in late 2020, at the time of this meeting no further action has been taken by MBC. The Clerk will continue to chase.

Lack of Enforcement Action: - Following receipt of the letter expressing the concerns of HPC, Ulcombe Parish Council and Boughton Malherbe, William Cornell (Director of Regeneration & Place) at MBC invited all parties to a meeting that took place 20th April 2021, and the matter will be reported at Full Council and actions agreed.

Meadows, Lenham Road Appeal Inquiry: - The Clerk noted that Judith Norris had sent representation to MBC regarding Ash Gardens (at the front of the Meadows Site) and the content would be recorded and sent to the committee. There is no further news on the Meadows Inquiry.

21/500152/OPDEV Land Adjacent to Hamilton House Bletchenden Road Headcorn Kent – there has been no update from MBC, the Clerk will follow up.

21/500235/BOC Quarter Paddocks Bletchenden Road Headcorn Kent – there has been no update from MBC, the Clerk will follow up.

21/500698/Full 23 Forge Lane Headcorn Ashford Kent – The Clerk advised the committee that this item was to be heard by MBC planning committee at a meeting that evening. It was noted that the Clerk had sent representation about the lack of co-operation with HPC and had we had the correct detail and a response to our question our decision may have been changed and the time of the committee could be better used. It was noted that an apology had been received from the planning officer for their non-response to HPC.

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

George & Dragon Public House, High Street, Headcorn - correspondence has been received from a Parishioner expressing concerns at the changes made to the property and how that will affect the neighbours. The Clerk's office has made enquiries of the licensing team and established the licensing hours are unchanged from those set in 2005 when the premises licence was granted. The Clerk will monitor the situation and any breaches or nuisance incidents would be appropriately reported.

Eden Park Farm, Love Lane, Headcorn – The Clerk advised that the application for this site, 19/505750/FULL, was refused in January 2020 and after contact with MBC the Clerk was advised that an appeal was submitted in time almost a year ago and MBC are waiting on an appeal hearing date from the planning inspectorate. The Clerk has escalated the matter to our MP asking that the failing of the Planning Inspectorate service must be made accountable for its failings. This lack of service is just exacerbating the problems we already face.



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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: -

21/501188/FULL 10 Mill Bank Headcorn Ashford Kent TN27 9RD

Erection of a single storey front 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.

21/501602/FULL 15 Kings Road Headcorn Ashford Kent TN27 9QT

Section 73 - application for minor material amendment for approved plans conditions 10 and 11 pursuant to 20/505570/FULL - Conversion of school caretaker's house to a day nursery, including conversion of roof space with new fenestration, single storey front extension and two storey rear extension with associated staircase, new access, and parking.

This application was discussed at some length and it was agreed that the committee wish to see the parking spaces retained. They also expressed concerns at the introduction of a play area to the front of the property and noted that at the last amendment this was refused by MBC.

Referral to committee is not required.

21/501688/FULL 55 Bankfields Headcorn Ashford Kent TN27 9QY

Erection of replacement first floor rear extension with pitched roof, including alterations to ground floor fenestration.

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

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 Clerk, Cllr Thomas and Thorogood attended a site meeting with the applicants on Saturday 24th April and notes of the discussions had been circulated to the committee. This along with representations heard this evening led the committee to



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conclude that the applicants have answered all questions raised and appear to have taken all the steps they can to allay the fears that the Council had.

The Chair asked each Cllr for their approval or otherwise and there were: -
4 votes in favour
2 abstentions

The Clerk was asked to advise MBC that HPC have withdrawn their objections to the application and as such it will not be necessary for our attendance at the hearing on Thursday 29th April.

8. Planning Appeals to be considered: -
There were no Appeals to consider.

9. Planning results: -
The Clerk reported the planning results and noted that a further traveller site on Lenham Road (21/500188/FULL) had received approval.

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 no matters for noting.

There being no further matters for consideration the meeting was closed at 8.12pm

Signed..........

Date.....24-4-2021.....