



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 in the Green Room at the Village Hall on Wednesday 28th July 2021 at 7:00pm

Those in attendance: Cllrs Davies, Pyman, and Mather

Clerk: Caroline Carmichael
Stefan Christodoulou

There were no members of the public present.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - There were apologies received from Cllr Hammond and Williams.
 - 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 Monday 28th June 2021 be taken as read, confirmed as a correct record, and signed by the Chairman.**
The minutes were confirmed as a correct record and were signed by the Chair.
4. **Matters arising from the last meeting.**
 - Acers Place, Lenham Road, Headcorn** – There has been no update since we were advised MBC were preparing witness statements to proceed with prosecution.
 - Caravans on land adjacent to Woodside Farm** - Despite being advised that an initial investigation had taken place there has been no further updates.
 - Meadows, Lenham Road Appeal Inquiry** - The appeal hearing for the Meadows site will start on November 23rd and the Clerk will seek an update from Judith Norris.
 - 21/500152/OPDEV Land Adjacent to Hamilton House Bletchenden Road Headcorn Kent**
There has been no further update from MBC.
 - 21/500235/BOC Quarter Paddocks Bletchenden Road Headcorn Kent** – There has been no update from MBC. This and other outstanding enforcements action will be raised with MBC and other parties. The Clerk agreed to write to the MBC planning management team



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concerning all the above items, giving that we are advised that there is now additional resource in the enforcement team.

Eden Park Farm, Love Lane, Headcorn – The Clerk has sent further representations to the planning inspectorate as agreed at the last meeting. An update will be provided in due course.

Licence details for Tap 17 - The Clerk's office continue to receive comments on alleged breach of license but at this time we have not received anything in writing. The Clerks have suggested that those that are concerned should keep a diary of the issues and then write either to HPC or MBC licensing team.

Alleged Breach of Planning at Field Opposite Shenley Park - A report was received from a Parishioner about a motor home and a small digger on a field opposite Shenley Park. Preliminary investigations by MBC suggests that there is nothing illegal taking place at the site. The officer will follow up should the situation change.

5. **Correspondence other than that concerning the planning applications on the agenda: - Correspondence in relation to application 21/502548/FULL** – Cllr Pyman wished to put on record that he had not appreciated that the application centred on permission for a commercial garage, if the same had been clear he would have declared and interest in the item and refrained from commenting.
- The email from the applicant was reviewed and the committee believe that their decision was sound and consistent with other applications to build on green field sites. They repeated their view that they would be happy to consider the matter further if a more appropriate site was found.
- The Clerk will respond to the writer of the email.
6. **Planning Applications to be considered.**

21/503091/FULL 9 Oak Farm Gardens Headcorn Ashford Kent TN27 9TZ

Proposed two storey side extension.

The Committee reviewed the above application and agreed:

- that this would be over development of the site,
- the extension will dominate the host building,
- there would be an adverse effect on the amenity of the neighbouring property
- negatively impact the street scene with its size.

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

Referral to committee is required if the officer is minded to approve the application.



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21/503662/FULL 10 Mill Bank Headcorn Ashford Kent TN27 9RD

Erection of a single storey front extension (Revised scheme to 21/501188/FULL).

The above application was reviewed, it was agreed that the committee do not wish to see the amendments approved as they are out of keeping with the surrounding area. Referral to committee is not required.

21/503223/FULL The Oaklands Lenham Road Headcorn Ashford Kent TN27 9LE

Retrospective application for siting of 1no. additional mobile home and 1no. additional tourer (resubmission of 20/502133/FULL).

This application does not fall within the Parish of Headcorn but giving its proximity to the other G&T sites in Headcorn the impact of this site must be included in any assessment.

The Committee agreed that we would restate our previous concerns regarding this site. Which includes the following: -

- Proper assessment of the evidence that supports the assertion that the applicants are of Gypsy or Traveler status.
- Gypsy and Traveler housing need verses supply.
- Development in the Open Countryside and paragraph 25 of the PPTS which states that Local Authorities should strictly limit Traveler site development in open countryside.
- Particular attention drawn to the fact that the area concerned was once 80% ancient woodland and ponds and due regard must be paid to reinstating what has been lost.
- Poor social cohesion with the villages settled community with many feeling unable to comment on the situation for fear of reprisals.
- These applications are also contrary to the following local plan policies:-
 - SS1 Maidstone Borough Spatial Strategy.
 - SP17 Countryside.
 - DM1 Principals of Good Design.
 - DM15 Gypsy, Traveler and Traveling show people accommodation.
 - DM30 Design Principals in the Countryside.

The Committee wish to see these applications refused and referral to planning committee is required.



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21/503637/FULL Waterkant Moat Road Headcorn Ashford Kent TN27 9NT
Erection of proposed porch.

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

9. Planning results

21/502652/FULL Little Hearnden East Sutton Road Headcorn Ashford Kent TN27 9PS
Demolition of rear extension. Erection of a replacement single storey rear extension.

HPC	Wish to see approved
MBC	Application permitted

21/502475/FULL 21 Mill Bank Headcorn Ashford Kent TN27 9RB

Erection of a single storey rear extension to replace existing conservatory and bathroom.

HPC	Wish to see approved
MBC	Application permitted

21/502414/FULL Tilden Oast Ulcombe Road Headcorn Ashford Kent TN27 9JY

Erection of a greenhouse.

HPC	Wish to see approved
MBC	Application permitted

21/501983/FULL 19 Chaplin Drive Headcorn Ashford Kent TN27 9TN

Erection of single storey side porch extension, including external alterations to existing garage

HPC	Wish to see approved
MBC	Application permitted



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21/502463/FULL 27 Sharps Field Headcorn Ashford Kent TN27 9UF

Proposed loft conversion incorporating the addition of a flat roof dormer to side elevation, alterations to pitch roof to form full gabled ends from barn hips to rear and front elevations, addition of 1 no window to front elevation and 1 no window to rear elevation and associated internal alterations.

HPC Wish to see refused
MBC Application permitted

The initial stance by HPC was to see this application refused, however after discussion with the planning officer it was noted that despite its size the development would fall within the parameters of permitted development rights and after further consideration the Council agreed that the officer may proceed subject to the opening windows overlooking the neighbouring property would either be obscured and non-opening.

21/502653/LBC Little Hearnden East Sutton Road Headcorn Ashford Kent TN27 9PS

Listed Building Consent for demolition of the rear extension. Erection of a replacement single storey rear extension.

HPC Wish to see approved
MBC Application permitted

21/502333/FULL 1 Kings Road Headcorn Ashford Kent TN27 9QT

Widening of dropped Kerb to highway and provision of new vehicle access and driveway, including removal of existing oil tank housing.

HPC Wish to see approved
MBC Application permitted

The above results were discussed, and no further action is 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.....*23rd August 2021.*.....

