



## 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 29<sup>th</sup> September 2021 at 7:00pm

Those in attendance: Cllrs Davies, Williams, and Mather. Cllr Thomas stood in as Chair.

Clerk: Caroline Carmichael  
Stefan Christodoulou

There were no members of the public present.

1.
  - a) **Apologies for absence received and confirmed by the Council:** - Apologies were received from Cllr Pyman, Cllr Hammond 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:** - 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 23<sup>rd</sup> August 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 23<sup>rd</sup> 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 contact from a new enforcement Officer at MBC who advises that he has taken over this case and is now investigating. Hopefully this change will mean we have regular updates.



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**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.

5. **Correspondence other than that concerning the planning applications on the agenda: -**
- Hammerstream Paddock:** – MBC have taken out an injunction on this land however a caravan has been sited there. MBC have been informed and are taking action. However HPC expressed concern that any action taken had to be in a timely manner and as a priority.
- 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. Investigations by MBC have concluded that no breach of planning had taken place and no further activity was evident. This matter is now closed for MBC.
- Beult House, Church Walk, Headcorn:** - After receiving a query on the 11<sup>th</sup> March 2020 a full investigation has taken place and although a breach of planning had occurred it was not felt to be serious and an application for a lawful certificate has been requested and the mobile home has been reported to the Council Tax Office. Therefore no further action will be taken and this matter is now closed by MBC. It is noted however that this is another example of MBC taking far too long to investigate and report on even a simple matter such as this.
6. **Planning Applications to be considered.**
- 21/504050/OUT Former Rosemead Nursery Maidstone Road Headcorn Kent TN27 9RT**  
Outline Application with access, landscaping and layout matters sought for erection of 12 detached, two-storey dwellings to be developed as self-build or custom-built homes by individual owners. (Matters of appearance and scale are reserved for future considerations.)

The committee discussed this application and raised two issues. Firstly the question of building site access off Stone Stile Road which is very narrow and not well suited to large lorries let alone heavy construction traffic. Secondly the proposed pedestrian pathway down to the road will meet the road but without any pavement or means of crossing this very busy main road. This could prove hazardous if measures to allow people to cross the road are not taken in conjunction with the proposed path.

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

Referral to committee is not required.

**21/503852/FULL 2 West View Maidstone Road Headcorn Ashford Kent**

Section 73 - Application for Variation of condition 1 (to extend permission for a further three years) to application 18/500383/FULL for - Variation of condition 1 of MA/14/503581 to



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allow temporary change of use of land for the erection of 12 temporary cat pens for a further 3 years

The above application was reviewed, it was agreed that the committee wish to see the application approved.  
Referral to committee is not required.

### **21/504160/FULL 13 Artisan Road Headcorn Ashford Kent TN27 9AZ**

Installation of garage doors on double car barn

The committee discussed this application and raised two issues. Firstly that the new doors be of a colour and style that was in keeping with the street scene and secondly that they should be roller doors so that no parking will be lost. As this may set a precedent on this development the Committee would like these conditions noted for any future similar applications.

The above application was reviewed, it was agreed that the committee wish to see the application approved.  
Referral to committee is not required.

### **21/504703/FULL Little Hearnden Headcorn Ashford Kent TN27 9PS**

Demolition of existing rear extension and erection of a replacement single storey rear extension with basement (revised scheme to 21/502652/FULL)

### **21/504704/LBC Little Hearnden East Sutton Road Headcorn Ashford Kent TN27 9PS**

Listed Building Consent for demolition of existing rear extension and erection of a replacement single storey rear extension with basement

The committee discussed these concurrently.

This application seems to have had pre-application advice and detailed consultation with the Conservation Officer. Therefore it was determined that as long as the work is in keeping with the character and heritage of the main building and with the conservation principles outlined by the Conservation Officer this would be fine.

The above application was reviewed, it was agreed that the committee wish to see the application approved.  
Referral to committee is not required.



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### **21/503824/FULL 12 Down's Close Headcorn Ashford Kent TN27 9UG**

Demolition of an existing garage. Erection of a single storey extension to the side and rear with long burner flue. Loft conversion with rear dormer and roof lights to the principle elevation. (Revised scheme to 20/5065044/FULL).

The above application was reviewed, it was agreed that the committee wish to see the application approved.  
Referral to committee is not required.

### **21/504860/FULL 31 Kings Road Headcorn Ashford Kent TN27 9QP**

Demolition of existing conservatory and the construction of a new single storey extension

The above application was reviewed, it was agreed that the committee wish to see the application approved.  
Referral to committee is not required.

### **21/505101/FULL Bramley Hall 18 Wheeler Street Headcorn Ashford Kent TN27 9SJ**

Demolition of existing single storey rear extension and erection of new single storey rear extension, with internal alterations.

### **21/505102/LBC Bramley Hall 18 Wheeler Street Headcorn Ashford Kent TN27 9SJ**

Listed Building Consent for demolition of existing single storey rear extension and erection of new single storey rear extension, with internal alterations

The committee discussed these concurrently.  
This application seems to have had detailed consultation with the Conservation Officer. Therefore it was determined that as long as the work is in keeping with the character and heritage of the main building and with the conservation principles outlined by the Conservation Officer this would be fine.

The above application was reviewed, it was agreed that the committee wish to see the application approved.  
Referral to committee is not required.

### **21/504994/FULL 19 Mill Bank Headcorn Ashford Kent TN27 9RB**

Erection of a two storey side extension and single storey rear extension

The above application was reviewed, it was agreed that the committee wish to see the application approved.  
Referral to committee is not required.



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### 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

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

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

HPC Wish to see refused  
MBC Application refused

#### **21/503140/FULL Headcorn Surgery The Hardwicks Headcorn Ashford Kent TN27 9AA**

Change of use of part of the existing loft to create additional office space and the insertion of 4no. roof lights to the north east elevation.

HPC Wish to see approved  
MBC Application permitted

#### **21/503084/FULL 64 Mill Bank Headcorn Ashford Kent TN27 9RE**

Erection a replacement single storey rear extension and detached garage.

HPC Wish to see approved  
MBC Application permitted

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

Proposed two storey side extension.

HPC Wish to see refused  
MBC Application refused

#### **21/502629/FULL 26 Wheeler Street Headcorn Ashford Kent TN27 9SJ**

Demolition of the conservatory. Erection of a single storey rear extension.

HPC Wish to see approved  
MBC Application permitted



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### **21/501829/FULL Hazelpits Farm Ulcombe Road Headcorn Kent TN27 9LD**

Section 73 - application for minor material amendment to approved plans condition 2 pursuant to 18/503980/FULL for - Conversion and extension of existing outbuildings into 2 No. dwellings to include reinstatement of Stowage and kiln roof to the oasthouse, and erection of a car barn to serve the barn, a new storage building for the oast and a car barn to serve the existing farmhouse.

HPC Wish to see approved  
MBC Application permitted

### **21/501830/LBC Hazelpits Farm Ulcombe Road Headcorn Kent TN27 9LD**

Listed building consent for the erection of a car barn to serve the oast.

HPC Wish to see approved  
MBC Application permitted

### **21/501831/FULL Hazelpits Farm Ulcombe Road Headcorn Kent TN27 9LD**

Section 73 - application for minor material amendment to approved plans condition 2 pursuant to 18/503980/FULL for - Conversion and extension of existing outbuildings into 2 No. dwellings to include reinstatement of Stowage and kiln roof to the oasthouse, and erection of a car barn to serve the barn, a new storage building for the oast and a car barn to serve the existing farmhouse.

HPC Wish to see approved  
MBC Application permitted

Believe this might be a duplicate for 21/501829/FULL, but no reply received from MBC to advise

### **21/501832/LBC Hazelpits Farm Ulcombe Road Headcorn Kent TN27 9LD**

Listed building consent for the erection of a car barn to serve the barn conversion and the installation of a glazed link between the barn conversion and the pool house.

HPC Wish to see approved  
MBC Application permitted



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### **21/503944/FULL Glencoe Grigg Lane Headcorn Ashford Kent TN27 9TD**

Demolition of existing double garage/workshop and summerhouse. Erection of an annexe (Revised scheme to 20/503772/FULL)

HPC Wish to see approved  
MBC Application permitted

### **21/503943/FULL 28 Rushford Close Headcorn Ashford Kent TN27 9QE**

Erection of a single storey rear extension to replace existing conservatory, conversion of garage to habitable space, and replacement of all existing flat roofs.

HPC Wish to see approved  
MBC Application permitted

### **21/503882/FULL Rodnor Maidstone Road Headcorn Ashford Kent TN27 9RS**

Erection of a single storey side extension.

HPC Wish to see approved  
MBC Application permitted

### **21/503802/FULL Tattlebury, Tattlebury Lane, Headcorn Kent TN27 9JU**

Erection of a linked two storey side extension.

HPC Wish to see approved  
MBC Application permitted

### **21/503748/FULL Fly Hawk House Grigg Lane Headcorn Kent TN27 9LT**

Construction of a stable block and three-bay garage with associated landscaping.

HPC Wish to see approved  
MBC Application permitted

### **21/503637/FULL Waterkant Moat Road Headcorn Ashford Kent TN27 9NT**

Erection of proposed porch.

HPC Wish to see approved  
MBC Application permitted



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**21/503410/LBC Grigg Farm Grigg Lane Headcorn Ashford Kent TN27 9LT**

Listed Building Consent for replacement of existing windows with traditional hardwood casement windows.

HPC	Wish to see approved
MBC	Application permitted

**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 8.10pm

Signed..... Date.....