



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 20th December 2021 at 7:00pm

Those in attendance: Cllrs Pyman, Hammond, Davies, and Williams.

Clerk: Stefan Christodoulou

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Apologies were received from Cllr Mather.
 - 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 22nd November 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 was a court hearing last week for the prosecution case which has been suspended until January. However the caravans have been removed from the land but the adjournment is due to the fact that MBC need to establish what hardstanding needed to be removed.
 - Caravans on land adjacent to Woodside Farm** - Despite being advised that an initial investigation had taken place there has been no further updates. MBC are still investigating.
 - Meadows, Lenham Road Appeal Inquiry** - The appeal hearing for the Meadows site has been postponed and will now start on March 28th although there is a chance that it might happen a little sooner than that.
 - 21/500152/OPDEV Land Adjacent to Hamilton House Bletchenden Road Headcorn Kent** - There has been no further update from MBC. MBC are still investigating this.
 - 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. The Clerk has attempted to get an update. Steve Whiteside has left the Council but a new officer Paul Coombs start on 4th January. He will be picking up the case in January.



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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. The Clerk has attempted to get an update. This site has been the subject of an appeal by the residents which has been allowed.
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. See correspondence. A draft enforcement notice is with our legal team for review and is likely to be served in the New Year.

Sign outside the Yard on High Street – The Clerks Office has sent a letter to the owners of the Yard to take down this sign. The Clerk also talked to a member of staff there who assured the Clerk it will be taken down either just before or after Christmas. If it has not been removed the Lengthsmen will be asked to remove it.

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

An email was received from Yalding Parish Council telling us that they had discovered that there had been a change in Enforcement Officers at MBC. This was confirmed by MBC. This will put back some of the issues in Planning by a month.

An email from parishioner about the G and T site in Hammerstream Paddock that there appears to be more touring vans and further consolidation of the site. This was passed on to MBC.

6. Planning Applications to be considered.

21/506138/FULL Fern Lodge 8 Bobbin Close Headcorn Kent TN27 9AW

Erection of shed in rear garden (part retrospective)

Whilst we appreciate that a resident has voiced an objection to this building which is more of a Garden Office rather than a "shed" the Council couldn't see a reason to refuse this application and so would like to see it approved. No referral to committee is needed.

21/505914/FULL Kent Cottage Grigg Lane Headcorn Kent TN27 9TD

Erection of single storey rear and single storey front infill porch extensions.

The Council wish to see this approved and referral to committee is not required.

21/506319/FULL 33 Oak Farm Gardens Headcorn Kent TN27 9TZ

Removal of shed structure and extension of existing garage to form store and garden office.

The Council wish to see this approved and referral to committee is not required.



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21/506257/FULL 1 Long Lane Lenham Road Headcorn Kent TN27 9LG

Material change of use of land for the stationing of caravans for residential occupation with associated operational development including hard standing, package treatment plant, utility shed, shed and dog run (retrospective).

Particular to this site is the question of the track being a PROW? As well as the general detriment of another block of hard standing to the environment or an area prone to flooding.

The Committee agreed that we would restate our previous concerns regarding proposed further Gypsy and Traveller sites. 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.
- Poor social cohesion with the villages settled community leading to social tensions on both sides.
- 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.

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: -

21/504732/FULL Land Adjacent To Oakside Barn Tattlebury Lane Headcorn Kent TN27 9JU

Demolition of an agricultural building and erection of 1 no. dwellinghouse.

HPC	Wish to see refused
MBC	Application refused



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21/505067/FULL 16 Brooklands Headcorn Ashford Kent TN27 9QS

Erection of single storey rear pitch roof extension with fireplace and external flue.
Replacement of existing flat roof to porch and single storey side extension, with mono-pitch roof. Conversion of garage into workshop with external alterations. Insertion of replacement rear bi-fold doors, roof lights and internal alterations (part retrospective).

HPC	Wish to see approved
MBC	Application permitted

21/505449/FULL 88 Knaves Acre Headcorn Ashford Kent TN27 9TJ

Erection of single storey front and side extension incorporating new garage.

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 have been several questions raised about the suitability of patio heaters on the High Street outside Tap17 to warm the outside seating which raised the question of this still being allowed.

Also a covering out the back like a pergola has lighting that is too bright which raised a further question of if the covering itself was ok? It was also questioned if having Christmas stalls on one of the Saturdays was within their remit.

It was also questioned what their closing time on a Sunday is now? It was 7pm but they were open till 11pm.

The clerk will attempt to find out these answers.

There being no further matters for consideration the meeting was closed at 7.35pm.

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