



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 Monday 24th January 2021 at 7:00pm

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

Clerk: Stefan Christodoulou

There were 5 members of the public present.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Apologies were received from Cllr Hammond.
 - 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 Pyman is the neighbour of item 21/506844/FULL 21 Station Road.
 - 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 20th December 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



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has left the Council but a new officer Paul Coombs start on 4th January. He will be picking up the case in January.

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 Clerk's 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. This sign has been removed.

Issues with Tap17 - 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. They have renegotiated their outside seating arrangements with the Local Licensing Authority allowing them to have 2 tables outside. As to the heater I am awaiting information from Planning.

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? Having consulted on this issue the pergola is allowed within permitted development rights as it is under 4 meters high. I also suggested that they install a "sail" over the open air space to both obscure the view of the upstairs windows and cut out some of the light from the outside area if this is insufficient then they will install less bright lighting. It was also questioned if having Christmas stalls on one of the Saturdays was within their remit. They are allowed one off events a certain number of times a year. Also on their own property they can give permission for small events like this.

It was also questioned what their closing time on a Sunday is now? It was 7pm but they were open till 11pm. The licence is till 11pm although they generally do not use this option.

5. **Correspondence other than that concerning the planning applications on the agenda:** -
None

6. **Planning Applications to be considered.**

21/506327/FULL Barn Adjacent to Bletchenden Cottage Bletchenden Road Headcorn Kent TN27 9JB

Change of use of agricultural building (approved under 21/502312/PNQCLA) and land surrounding to 1 No. dwellinghouse and residential amenity garden. Alteration to fenestration including relocation of a front bay.



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Whilst HPC would not usually approve modern barn conversions, in this case the applicant did not build the barn therefore The Committee wish to see this approved and referral to committee is not required.

21/506604/FULL Perrinwood Water Lane Headcorn Ashford Kent TN27 9JN

Erection of a single storey rear extension.

Due to this being built on a flood plain and therefor going against HPC's stance of limiting flood plain development the Committee would like to see this refused however referral to committee is not required.

21/506713/FULL Windy Ridge 22 Mill Bank Headcorn Ashford Kent TN27 9RD

Erection of a single storey rear extension together with conversion of the garage to a habitable space.

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

21/506265/FULL Greengates 2 Lenham Road Headcorn Ashford Kent TN27 9LG

Retrospective application for a material change of use of land for stationing of caravans for residential occupation and keeping of horses with associated operational development including hard standing, package treatment plant, gas tank, shed, dog run and stables.

The Committee wished to emphasise the general detriment of another block of hard standing to the environment on 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.



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

21/506724/LBC Little Ulcombe Stickfast Lane Ulcombe Sutton Valence Kent ME17 3DZ

Listed building consent for insertion of 2no. new first floor Oak casement windows to East elevation.

If the conservation Officer at MBC is happy with this application the Committee are minded to approve and referral to committee is not required.

21/506734/FULL 8 Orchard Glade Headcorn Ashford Kent TN27 9SS

Demolition of the conservatory. Erection of a single storey side extension and conversion of the garage to a habitable space.

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

21/506844/FULL 21 Station Road Headcorn Ashford Kent TN27 9SB

Erection of 2no.three bed detached dwellings with dedicated off-street parking and associated hard and soft landscaping, utilising existing highways access and including alteration to drop kerb and new access driveway.

The Committee discussed this application and found there are several concerns relevant to it. The proposed properties overlooking of all surrounding houses garden areas as well as surrounding houses overlooking their gardens and associated loss of amenities. The possible lack of access for Fire and Rescue Vehicles. Even with the inclusion of sprinkler systems there were worries expressed about fire possibly spreading out of control to all the very near by structures. The possibility of insufficient parking for two houses. Increase in surface water runoff into surrounding properties.

The Committee wish to see this application refused and referral to planning committee is required.

22/500072/FULL 9 Oak Farm Gardens Headcorn Ashford Kent TN27 9TZ

Erection of a single storey side and rear extension with 4 no. roof lights.

The Council wish to see this approved and 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.



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9. Planning results: -

21/505807/FULL Kelsham Farm Cottage Four Oaks Road Headcorn TN27 9NY

Extension to existing dwelling and changes to fenestration.

HPC Wish to see approved
MBC Application refused

21/506068/LBC Kelsham Farm Cottage Four Oaks Road Headcorn TN27 9NY

Listed Building Consent for extension to existing dwelling and alterations to fenestration.

HPC Wish to see approved
MBC Application refused

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.)

HPC Wish to see approved
MBC Application permitted

19/506112/FULL Bletchenden Farm Bletchenden Road Headcorn Ashford Kent TN27 9JB

Conversion of Heritage Threshing Barn to residential, including the demolition of modern pole barns and erection of single-storey extension to side and erection of detached triple garage (part retrospective)

HPC Wish to see refused
MBC Application permitted

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

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

HPC Wish to see approved
MBC Application permitted

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

Erection of shed in rear garden (part retrospective).

HPC Wish to see approved
MBC Application permitted



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

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

HPC Wish to see approved
MBC Application permitted

21/504862/FULL Ringles Gate Grigg Lane Headcorn Kent TN27 9LY

Erection of a replacement dwelling.

HPC Wish to see approved
MBC Application refused

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 8.15pm.

Signed.....*[Signature]*..... Date.....*20th February 2022*.....