



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 21st March 2022 at 7:10pm

Those in attendance: Cllrs Pyman, Hammond, Mather, and Gearing.

Clerk: Stefan Christodoulou

There were no members of the public present.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Bates and Williams were 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 21st February 2022 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** – 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
 - 21/500152/OPDEV Land Adjacent to Hamilton House Bletchenden Road Headcorn Kent** - On agenda.
 - 21/500235/BOC Quarter Paddocks Bletchenden Road Headcorn Kent** – 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. 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



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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 soon.

Planning enforcement general note – MBC Planning Enforcement have provided a table form that we can send in to them a week before the Planning Meetings so that they can update what is happening at each site as updates become available.

5. **Correspondence other than that concerning the planning applications on the agenda:** - None
6. **Planning Applications to be considered.**

22/500659/FULL The Weald of Kent Golf Course Maidstone Road Headcorn Kent TN27 9PT
Erection of 9no. glamping pods, a fabric coated geodesic dome for multipurpose use, and a shower/wc block with associated parking.

The placing of the complex is by the main road which the committee found to be odd given the possibility of a countryside location and it is in general not in accordance with the SHLAA. It would be good to include several EV charging points for vehicles used by the proposed campers. Given this the above application was reviewed, and it was agreed that the committee wish to see the application approved.
Referral to committee is not required.

22/500736/FULL 46 Knaves Acre Headcorn Kent TN27 9TJ
Conversion of garage into habitable space, internal and roof alterations, insertion of light lantern and erection of single storey side extensions.

It is felt that this would drastically reduce the available parking space for this property. Despite that the above application was reviewed, and it was agreed that the committee wish to see the application approved.
Referral to committee is not required.

22/500881/FULL Field House Bungalow Biddenden Road Headcorn Kent TN27 9JE
Creation of a 50 x 30 m sand school, horse walker and erection of fencing.

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



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- The absence of evidential proof for Traveler status.
- Poor social cohesion with the settled community.
- Disproportionate numbers of Traveler sites in the Headcorn area, which exceeds the UK average.
- The sites are not sustainable and at odds with the LPA Local Plan
- Harm to the local landscape

The following refusal of a recent application in Grigg Lane was discussed and given this sites distance from the village the same refusal conditions should apply:-

- The proposal site is removed from basic services and facilities, and future occupants of new dwellings here would be reliant on the private motor vehicle to travel for access to day to day needs. This reliance on the private motor vehicle would be contrary to the aims of sustainable development as set out in policies SS1, SP17 and DM1 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2019). (2) The development would consolidate sporadic and urbanising development in the area, causing unacceptable harm to the character and appearance of the area.
- The development would therefore neither maintain nor enhance the local distinctiveness of the countryside hereabouts that falls within the Low Weald Landscape of Local Value, contrary to policies SS1, SP17, DM1 and DM30 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2019).

Council wishes to see the application refused.
Referral to committee is required.

22/500927/FULL Land Adj to Hamilton House Bletchenden Road Headcorn Kent TN27 9JB
Retrospective application for erection of an agricultural pole barn.

It was pointed out that any electrical outlets should be places above 1m to allow that the land is in Flood Zone 3, it was also noted that there should be a condition put in place that this should not be built so that later on it can be converted into a residential building as so often happens with "unused" barns in this area.

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

There were no license applications to consider.



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22/500615/FULL Windmill House Mill Bank Headcorn Kent TN27 9RB

Relocation of 4no. solar panels to West elevation including the insertion of 1no. roof light and erection of dormer to south elevation.

It was considered that the dormer window may over look the neighboring properties but given that there are no neighbour comments the above application was reviewed, and it was agreed that the committee wish to see the application approved.
Referral to committee is not required.

22/500928/FULL 42 Knaves Acre Headcorn Kent TN27 9TJ

Erection of single storey front porch and part single, part two storey rear 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.

22/500193/FULL 1 Greengates Lenham Road Headcorn Kent TN27 9LG

Retrospective application for material change of use of land to a mixed use of land for stationing of caravans for residential purposes and the keeping of horses.

This particular site had been given the go ahead for a single family to a single occupant/owner as per MA/102177 who has since divided the site several times. This application represents another "pushing of the boundary" of what had been previously agreed and allowed. Similar "exceptions" to this site have been previously refused on similar grounds. It is also worth noting that the site next door has just had enforcement served on it and is currently undergoing further enforcement to remove the hardstanding illegally installed. How then can this site then have further rights to put down more hardstanding?

Once again HPC voiced their concerns that we are constantly let down by the LPA and the planning systems itself. This constant round of application, lack of enforcement, appeal, application is a farcical situation and allows the occupants of these sites to "play the system" and the result is that at the time of appeal a great emphasis is placed on how long the applicants have been settled there.

The LPA must press the government for a change in legislation that will enable these applications to be fairly assessed in parity with the settled community.

It was agreed that we should refuse these applications on the grounds of: -



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

- 9. Planning results: -**

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.

HPC Wish to see approved
MBC Application permitted

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.

HPC Wish to see approved
MBC Application permitted

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 alterations to drop kerb and new access driveway.

HPC Wish to see refused
MBC Application refused

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.

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 7.55pm.

Signed.......... Date..... 29-4-22

