



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 23rd May 2022 at 7:00pm

Those in attendance: Cllrs Pyman, Mather, Bates, Williams and Gearing.

Clerk: Stefan Christodoulou

There were no members of the public present.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllr Hammond sent his apologies.
 - 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. Cllr Pyman would like it noted that the Garage he runs is near the proposed property in 22/502266/FULL.
 - 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 25th April 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. On the agenda.
 - Meadows, Lenham Road Appeal Inquiry** - The appeal hearing for the Meadows site has been postponed and will now start in October.
 - 21/500235/BOC Quarter Paddocks Bletchenden Road Headcorn Kent** – A new officer Paul Coombs start on 4th January. Updates to follow.
 - 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. A draft enforcement notice is with MBC legal team for review and is likely to be served soon. Awaiting updates.



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5. **Correspondence other than that concerning the planning applications on the agenda: -**
A letter from MBC confirming that the land adjacent to Hamilton House is now subject to a planning application.
6. **Planning Applications to be considered.**
22/501745/FULL The Barn at Little Moatenden Maidstone Road Headcorn Kent TN27 9PT
Erection of a 12ft x 12ft stable with paving slab base.

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

22/501768/FULL Headcorn Aerodrome Shenley Farm Shenley Road Headcorn Kent TN27 9HX

Section 73 – Application for Variation of Condition 7 (to permit the Battle of Britain Air Display 24-26 June 2022) pursuant to application MA/77/1559 for continued use of land including buildings thereon for purposes of providing aerodrome use for general aviation including business club and leisure flying, charter service, crop spraying, flying school, parachuting and aerial tours.

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

22/501851/FULL The Cattle Shed At Woodside Farm Grigg Lane Headcorn Kent TN27 9LU
Conversion and extension to existing agricultural building to create a single dwelling.

The above application was reviewed, and it was agreed that the committee wish to see the application approved. However it was pointed out that they have not sought preapplication advice and the site has a significant Biohazard on the land which will need prominent monitoring by the builders and the Environmental Protection Team to ensure the area is safe for habitation along with full cooperating with same.
Referral to committee is not required.

22/501938/FULL The Cloth Hall North Street Headcorn Kent TN27 9NN

Conversion of 2 No. commercial units (Class E) into 2 No. studio one bedroom (Class C3) and associated internal alterations.

22/501939/LBC The Cloth Hall North Street Headcorn Kent TN27 9NN

Listed Building Consent for conversion of 2 No. commercial units (Class E) into 2 No. studio one bedroom (Class C3) and associated internal alterations.



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These will be discussed together.

The above application was reviewed, and it was agreed that the committee wish to see the application approved. However it is to be noted that the committee has concerns over whether parking has/has not been allocated to these apartments.

Referral to committee is not required.

22/502266/FULL 21 Station Road Headcorn Kent TN27 9SB

Erection of 1no. three-bed detached dwelling 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 (resubmission of 21/506844/FULL).

The above application was reviewed, and it was agreed that the committee wish to see the application refused. The new plan and application does not answer any of the problems from the old application. The area will still increase flooding and inundation of surrounding properties, the main residential area may still be too near the busy garage and suffer from noise problems, the surrounding gardens and their own garden will be over looked by neighbours and will have reduced amenity as a result, there is still a significant doubt over the risk of fire in the property and if this could be effectively fought by the fire service to the reduced access, The committee feels that all of Cllr Rounds previous comments still apply to the new proposal. Also of particular concern is that the statutory posting of a building application notices on nearby lamp posts etc. has not been done. None of the neighbours seem to be aware of this new proposed development or the committee feels sure they also would be objecting as they did last time. The committee does however comment the design of the building with its Sedum roof etc.

Referral to committee is required.

7. Licence Applications for Consideration

There were no license applications to consider.

8. Planning Appeals to be considered: -

22/504703/FULL and 21/504704/LBC Little Hearnden East Sutton Road Headcorn Kent TN27 9PS

LINKED PLANNING AND LISTED BUILDING CONSENT APPEALS Demolition of existing rear extension and erection of a replacement single storey rear extension with basement (revised scheme to 21/502652/FULL).

The applicant did seek pre-application advice so the Committee are not sure why this application got this far before it was indicated it would be turned down. However if MBC is sure there is no way of meeting a consensus with the applicant about a possible way forward the Committee is happy to agree with MBC on this case.



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9. Planning results: -

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

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

HPC Wish to see approved

MBC Application permitted

22/500881/FULL Field House Bungalow Biddenden Road Headcorn Ashford Kent TN27 9JE

Creation of a 50 x 30 m sand school, horse walker and erection of fencing.

HPC Wish to see approved

MBC Application permitted

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.

HPC Wish to see approved

MBC Application permitted

22/501447/FULL 39 Kings Road Headcorn Kent TN27 9QP

Erection of a single storey rear/side pitched and flat roof extension.

HPC Wish to see approved

MBC Application permitted

22/501137/FULL Perrinwood Water Lane Headcorn Kent TN27 9JN

Erection of a detached four bay garage, with games room above, balcony to the side elevation and roof mounted solar PV panels.

HPC Wish to see approved

MBC Application permitted

22/500927/FULL Land Adjacent To Hamilton House Bletchenden Road Headcorn Kent TN27 9JB

Retrospective application for erection of an agricultural pole barn.

HPC Wish to see approved

MBC Application permitted

22/500882/FULL Roan House 1A Forge Lane Headcorn Ashford Kent TN27 9QG

Replacement of a wooden fence with a garden wall.

HPC Wish to see approved

MBC Application permitted



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1. Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for discussion at future meetings: -

A possible breach of planning was brought to the committees attention, the Clerks Office will carry out further enquiries and report back to the Committee at the next Planning meeting.

There being no further matters for consideration the meeting was closed at 7.50pm.

Signed.......... Date..... 23-6-22.....

