



## 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 27<sup>th</sup> June 2022 at 7:00pm**

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

**Clerk:** Stefan Christodoulou

There were no members of the public present.

**1. Election of Chairman.**

The Committee were asked for nominations for Chair. Cllr Pyman was proposed by Cllr Mather and seconded by Cllr Bates. There were no other nominations and Cllr Pyman was duly elected.

**2. Election of Vice Chairman.**

The Committee were asked for nominations for Vice Chair. Cllr Gearing was proposed by Cllr Mather and seconded by Cllr Bates. There were no other nominations and Cllr Gearing was duly elected.

**3.**

- a) **Apologies for absence received and confirmed by the Council:** - Cllrs Hammond, Thomas, Thorogood sent their 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.
- e) **Requests for Dispensations:** - There were none recorded.
- f) **Declarations of Lobbying:** - There were none recorded.

**4. Public Session (Meeting adjourned – minute book closed)**

**5. To resolve that the minutes of the meeting held on Monday 23<sup>rd</sup> May 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.

**6. 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 planning decisions.



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**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 4<sup>th</sup> January. On this 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. A draft enforcement notice is with MBC legal team for review and is likely to be served soon. Awaiting updates.

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

**22/502169/FULL 12 Down's Close Headcorn Kent TN27 9UG**

Proposed single storey rear extension with roof lights, part conversion of garage and associated internal alterations with log burner flue.

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

Referral to committee is not required.

**22/502699/TPOA Long Meadow Hall Church Walk Headcorn Kent TN27 9NR**

TPO application to fell one Oak.

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

Referral to committee is not required.

**22/502321/FULL Land Adjoining Greengates Lenham Road Headcorn Kent TN27 9LG**

Change of use of land for the stationing of 1no. mobile home and 2no. touring caravans for residential use and for the keeping of horses, with associated operational development including hard standing, package treatment plant, fencing and utility building (part retrospective).

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



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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: -

- The absence of evidential proof for Traveller status.
- Poor social cohesion with the settled community.
- Disproportionate numbers of Traveller 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.



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### **22/501909/FULL 3 Quarter Paddocks Bletchenden Road Headcorn Kent TN27 9JB**

Retrospective application for stationing of 2 no. static caravans on an existing gypsy site.

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**22/502751/FULL Little Hawkenbury Cottage Hawkenbury Road Hawkenbury Kent TN12 ODU**

Erection of single storey rear extension and new front vehicular access and parking area.

**22/502752/LBC Little Hawkenbury Cottage Hawkenbury Road Hawkenbury Kent TN12 ODU**

Listed Building Consent for the erection of single storey rear extension including internal alterations and new front vehicular access and parking area.

These two application will be taken together.

This property sits within Flood Zone 3 therefore

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

Referral to committee is not required.

**22/502241/FULL Land At Former Redhill Stables Lenham Road Headcorn Kent TN27 9LG**

Change of use of land to a natural burial ground for people and pets, together with the erection of an office building, erection of a building to provide WC with ramp for disabled access, erection of an open sided timber pavilion/structure, and erection of a small polytunnel and creation of a bunded fire pit with associated access, parking and landscaping.

As HPC have been a driving factor in this application in conjunction with KCC and we will eventually take over maintenance of the land once all the burial plots are filled, with a monetary trust fund in place from the applicant to pay for said maintenance HPC feels it would be best for the Council to abstain from commenting on this application.

**9. Licence Applications for Consideration**

There were no license applications to consider.

**10. Planning Appeals to be considered: -**

None

**11. Planning results: -**

**22/500327/FULL Land Adjacent To Oakside Barn Tattlebury Lane Headcorn Kent TN27 9JU**

Demolition of existing agricultural building and erection of 1no. dwelling (Resubmission of 21/504732/FULL).

HPC	Wish to see refused
MBC	Application refused



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**22/501412/FULL Red Wood House Grigg Lane Headcorn Ashford Kent TN27 9LT**

Erection of equestrian store/tack room with comfort facilities and Installation of a new septic tank.

HPC Wish to see approved

MBC Application permitted

**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.

HPC Wish to see approved

MBC Application refused

**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.

HPC Wish to see approved

MBC Application permitted

**12. 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 8.03pm.

Signed.......... Date.....25-7-22.....