



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 25th July 2022 at 7:00pm

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

Clerk: Stefan Christodoulou

There was one member of the public present.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Oates and Hammond, 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.
2. **Public Session** (Meeting adjourned – minute book closed)
3. **To resolve that the minutes of the meeting held on Monday 27th June 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. The hard standing that the current tenant put down has been removed the remaining belonged to the previous tenant and they cannot be traced. Therefore this matter is closed and will be removed.
Meadows, Lenham Road Appeal Inquiry - The appeal hearing for the Meadows site has been postponed and will now start in October.
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. On this agenda.
5. **Correspondence other than that concerning the planning applications on the agenda:** - None.



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6. Planning Applications to be considered.

22/502809/FULL Flyhawk Barn Grigg Lane Headcorn Kent TN27 9LT

Creation of outdoor riding arena for private use.

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

Referral to committee is not required.

22/502833/FULL Boarden Stables Boarden Lane Staplehurst Kent TN12 0EB

Change of use of agricultural land to residential garden and creation of a hard court tennis court with perimeter fence.

The above application was reviewed, and it was agreed that the committee wish to see the application approved. On condition that this doesn't make the site brown field therefore allowing future development of this site.

Referral to committee is not required.

22/502941/FULL Field House Bungalow Biddenden Road Headcorn Kent TN27 9JE

Erection of a part two storey/part single storey rear extension together with dormer window, first floor Juliet balcony and replacement of existing roof window with Velux Cabrio balconette.

The above application was reviewed, and it was agreed that the committee wish to see the application approved. On condition that as this is in a Flood zone all suitable precautions are taken with regard to electrical sockets etc.

Referral to committee is not required.

22/502869/FULL Perrinwood Water Lane Headcorn Kent TN27 9JN

Installation of 3 no. heat source pumps.

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

Referral to committee is not required.

22/502757/FULL Land On East Side Of Water Lane Headcorn Kent

Change of use of the land for the stationing of 2no. static homes and 2no. touring caravans for Gypsy/Traveller occupation, including erection of ancillary day room and associated hard and soft landscaping (part retrospective).



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This application is particularly troubling knowing that the situation there is untenable. A vast quantity of unknown soil and hardcore has been dumped at the site to raise the ground level on a flood plain. This will cause flooding downstream and in the immediate area. As well as the potential for this entire proposed development from being washed away as there is nothing to keep the soil platform from erosion.

As the river contains several SSSI designated habitats it also beggars belief that the EA are not more concerned about this case. The potential pollution coming from a great quantity of soil from an unknown source should be very problematic for them and the Committee are astounded about their lack of comment.

We are, as always, astounded that the legal route that MBC pursues takes so long in these cases allowing this site to reach the stage that it has.

Once again HPC voices 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 polices 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.



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- 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.

22/503420/FULL 12 Old Hall Park Headcorn Kent TN27 9EW

Erection of a two storey side extension to provide a new living area, bedroom and en-suite bathroom at ground floor for elderly relatives, and a master bedroom with en-suite bathroom at first floor. Erection of a single storey rear extension to enlarge the kitchen/dining area, and erection of detached garden room to rear.

The above application was reviewed, and it was agreed that the committee wish to see the application approved. On condition that the property is future proofed for elderly residents and that this will not be used for commercial lettings.
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.
9. **Planning results: -**

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.

HPC	Wish to see approved
MBC	Application permitted

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

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

HPC	Wish to see approved
MBC	Application permitted



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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.

HPC Wish to see approved
MBC Application permitted


22/501606/FULL Ringles Gate Grigg Lane Headcorn Ashford Kent TN27 9LY

Erection of a replacement dwelling. (Resubmission of 21/504862/FULL).

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 7.44pm.

Signed.......... Date... 22nd August 2022



