



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 House Meeting Room at the Village Hall on Monday 28th November, at 7:00pm

Those in attendance: Cllrs Pyman, Gearing, Mather, Bates, Thomas, Sexton and Coppen
Clerk: Stefan Christodoulou and Jo Mitchell

There were 8 members of the public present.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Thorogood, Newman 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 24th October 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.**
Meadows, Lenham Road Appeal Inquiry – The site visit went ahead, we are currently awaiting the decision.
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.
Update: still with MBC legal team.
5. **Correspondence other than that concerning the planning applications on the agenda:** - A copy of an email sent to the Clerk from a Parishioner to Catesby Estates regarding the Moat Road development was circulated for review.



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6. Planning Applications to be considered.

22/504775/FULL: 34 Mill Bank Headcorn Kent TN27 9RD

Erection of new detached garage and conversion of existing garage to an ancillary studio, including alterations to fenestration.

The above application was reviewed, and it was agreed that so long as the studio will not be used for commercial gain i.e. Air B&B the committee wish to see the application approved.

Referral to committee is not required.

22/505062/LBC PROPOSAL: Little Tilden Ulcombe Road Headcorn Kent TN27 9JY

Listed Building Consent for internal alterations including removal of internal walls and doors, external alterations including the demolition of the existing conservatory, erection of a part two storey part single storey rear extension including installation of canopy over door and changes to fenestration.

The above application was reviewed, and it was agreed that the committee wish to see the application approved so long as the Conservation Officer and Historic England are in agreement.

Referral to committee is not required.

22/505061/FULL: Little Tilden Ulcombe Road Headcorn Kent TN27 9JY

Demolition of the existing conservatory and erection of a part two storey part single storey rear extension including installation of canopy over door and changes to fenestration.

This was reviewed in conjunction with application 22/505062 – comments above.

Referral to committee is not required.

22/504887/FULL: The Grange Southernden Road Headcorn Kent TN27 9LL

Change of use of land from agricultural to additional residential garden (Part Retrospective).

The above application was reviewed, and it was agreed that due to insufficient information with regards to which part of the plan was retrospective, the committee wish to see the application refused.

Referral to committee is not required.

22/505102/FULL: 16 Hop Pocket Way Headcorn Kent TN27 9AF

Loft conversion with roof lights to the rear and front elevations.

The above application was reviewed, and it was agreed that the committee wish to see the application approved, however, 2.5 storey houses are against the Headcorn Neighbourhood Plan.

Referral to committee is not required.



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22/505323/FULL: The Croft Black Mill Lane Headcorn Ashford Kent TN27 9JT

Conversion of existing outbuilding to an Annexe and associated works including removal of timber 'lean 'too' and provision of permeable hardstanding ancillary to the main dwelling.

The above application was reviewed, and it was agreed that so long as the annexe will not be used for commercial gain i.e. Air B&B the committee wish to see the application approved.

Referral to committee is not required.

7. Licence Applications for Consideration

There were no Licence Applications to consider.

8. Planning Appeals to be considered: -

There were no Planning Appeals to consider.

9. Planning results: -

See separate sheet.

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

Moat Road Development:

Cllr Pyman suggested that an Environmental Impact Assessment (EIA) should be undertaken upon completion of sale to developers.

Suggestions and comments from members of the public:

- Request for bungalows rather than houses along the stretch which backs onto resident's gardens to retain privacy and prevent overlooking.
- Humpback Bridge – this should be widened to allow for a footpath.
- A number of safety matters will need to be considered such as speed reduction, speed safety, traffic lights etc.
- Concern was expressed regarding the emergency entrance / exit road, the Clerk stated that there would be bollards to prevent cars accessing the estate and these would be lowered in an emergency.

There being no further matters for consideration the meeting was closed at 8.18 pm.

Signed.......... Date.....19-12-22.....

