



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 19th December, at 7:12pm

Those in attendance: Cllrs Pyman, Mather, Bates and Sexton.

Clerk: Stefan Christodoulou.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Thorogood, Newman, Gearing, Thomas 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 28th November 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 – 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:** - None, however we did receive three emails about the proposed Moat Road development expressing concern and including the Parishioners comments to the Planning Officer in charge.
6. **Planning Applications to be considered.**
22/505185/LBC 24 High Street Headcorn Kent TN27 9NE
Listed Building Consent for replacement of 3no. dormer windows, 2no. ground floor windows, and 1no. door, including overhaul, repair and replacement of sills, and replacement sashes to 9no. first floor windows.



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The above application was reviewed, and it was agreed that the committee wish to see the application approved pending consultation and agreement from the Conservation Officer and Historic England etc.

Referral to committee is not required.

22/505537/FULL: Little Hawkenbury Cottage Hawkenbury Road Hawkenbury Kent TN12 ODU

New front vehicular access and parking area (Resubmission 22/502751/FULL).

22/505538/LBC: Little Hawkenbury Cottage Hawkenbury Road Hawkenbury Kent TN12 ODU

New front vehicular access and parking area (Resubmission 22/502751/FULL).

The Above applications will be taken together.

The above applications were reviewed, and it was agreed that the committee wish to see the application approved pending consultation and agreement from the Conservation Officer and Historic England etc. as well as resolution of the drainage issues on the site. Referral to committee is not required.

22/505616/OUT PROPOSAL: Land At Moat Road Headcorn Kent TN27 9RB

Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency / pedestrian access to Millbank, realignment of the existing public right of way and associated infrastructure including surface water drainage.

It is felt by HPC that ideally this application should be refused. Ultimately this site is the wrong place for a development of this size and as the land is both waterlogged and prone to flooding additionally Moat Road, which is the only access to the site also floods on a regular basis which would be at the least problematic for any future inhabitants.

However HPC realises that this might not be possible due to Government housing mandates etc. In such a case HPC would be willing to accept this development as long as the pre-agreed concessions from Catesby are adhered to.

HPC would also like to impose several Planning Conditions on this development so as to form a legally binding agreement that will make the development as much part of the rural setting and visually unique context of the Village of Headcorn as is possible.



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Suggestions and comments: -

- 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.
- An Environmental Impact Assessment (EIA) should be undertaken upon completion of sale to developers.
- The site also needs a road survey and a boundary survey before development starts.

We need to optimise the existing bio diversity and nature of the area. A corridor of nature already exists on the east (right of Moat Rd) by existing homes on Millbank/Bankfields. This would give a buffer of nature and a natural habitat would create a welcome gap between the new and older homes. The majority of trees and bushes should be kept and/or enhanced.

There should be plenty of green areas or verges. The site is on the entry edge of the village with a distinctive view of the Low Weald overlooking the River Beult SSSI/Site of Strategic Scientific Importance. The entrance area and edges of the site should embrace a "green look and feel".

We need to ensure that the look and feel of the site is NOT URBAN. Design is critical. Key aspects of Wealden Kent should include weatherboards/lapboard in white for housing or black for larger structures. Red brick and "peg tiling" should feature.

We need to mitigate all risk of surface water and flooding issues with attenuation measures and SUDS/sustainable urban drainage systems that work.

There should be plenty of EXTRA trees planted to enhance the look and feel, plus be able to take up excess water and hold topsoil – to avoid soil washing Moat Rd.

The site is on a hill. This would not support recreational sport such as football but pleasing walkways and cycle ways with buggy or wheelchair paths with connections and "safe passage" along Moat Rd, through the site and up to Millbank must be provided.

Headcorn needs more recreational space such as playing fields. The fact this site cannot provide this means that CIL or Community Infrastructure Levy (a scheme that is like "Section 106s") pays for a contribution to develop recreation and/or community facilities.



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A distinctive and clear housing need in the area is for housing more suited to the more frail/elderly but also the able and independent retired population who may be in some reduced capacity but do not need frequent care services. Generally, BUNGALOWS suit this group or specially designed living with certain facilities or space for them.

Width of roads AND AMPLE frontages should provide room for a Fire Pump or Ambulance to go down if there are parked vehicles. This means there is space to open the doors of the cars, when parked in drives/garages or next to the neighbors' parked car.

I would like to ask that those that can contribute do so to the Catesby Estates consultation, but also make efforts to consult on Maidstone Local Plan "Design and Sustainability" DPD for design matters.

<https://www.catesbyestates.co.uk/land/moat-farm-headcorn?r=6>

<https://localplan.maidstone.gov.uk/home/design-and-sustainability-development-plan-document>

When consulting, whilst there are standard questions, templates and formats for response, it is also possible to just email comments to a designated email address.
Referral to committee is required.

22/505794/LBC: The Barn 108 Mill Bank Headcorn Kent TN27 9RJ

Listed Building Consent for proposed changes to fenestration to garage building and erection of fencing.

The above application was reviewed, and it was agreed that the committee wish to see the application refused given the consultation with the Conservation Officer who submits that these changes would harm the overall look of the property.
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.



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9. Planning results: -

22/504571/FULL 5 Chaplin Drive Headcorn Kent TN27 9TN

Erection of a double garage.

HPC Wish to see approved
MBC Application permitted

22/504524/FULL Land To The Rear Of The Foremans Centre High Street Headcorn Kent TN27 9NE

Erection of a terrace of 5no. dwellings with bin/cycle store, parking and turning areas and associated highway works.

HPC Wish to see approved
MBC Application permitted

22/503933/FULL Garage And Car Park Off Thatch Barn Road Headcorn Kent TN27 9UB

Demolition of garages and erection of 2no. two bedroom affordable apartments with associated landscaping, highway and parking improvements.

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 7.38 pm.

Signed.......... Date 30/1/2022

