



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 27th February, at 7:00pm

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

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Thomas and Newman 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:** - Cllr Pyman wished it to be known that he also runs a garage so there is a potential overlap with 3 Kings Road.
 - 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 30th January 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 –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. **Update:** still with MBC legal team.
5. **Correspondence other than that concerning the planning applications on the agenda:** - It came to the Clerks attention earlier in the month that the operators of 3 Kings Road were using HPC amenities for their business needs and blocking the entrance to the Kings Oak Emergency access. A letter was sent to ask them to please desist and they replied by email in the affirmative.



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6. Planning Applications to be considered.

23/500480/FULL: 1 Hillside Maidstone Road Headcorn Ashford Kent TN27 9RP

Demolition of current brick build outbuilding with WC to the rear and garage/workshop to the side of the property, Erection of a part two storey side and single storey rear extension.

The Committee notes that a neighbour has questioned where the septic tank will be emptied from if the extension is built. Surely, they wouldn't want the pipes to run through their house? If this can be answered or has already been amicably agreed and to ensure this is not a forgotten detail, we would also like to point this out.

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

Referral to committee is not required.

23/500517/FULL: 1 Kings Road Headcorn Ashford Kent TN27 9QT

Erection of a two-storey side and rear extension.

Most of the Committee's reservations about this application comes down to the issue of flooding from the river that runs along the back garden of the property. This river is extremely prone to flooding and has flooded several times in the past 20 years even as far as to flood the bottom floor of the house that this extension is being asked for. For this reason, and because it is our general policy to refuse development within flood zones, we ask that a flood risk assessment is carried out in person and not a desktop survey. The Committee also questions the accuracy of the claim that the river is 20 meters away once the extension is built. The Committee also feels that the size of the extension might be in danger of dominating the main house and damaging the street scene.

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

Referral to committee is not required.

23/500595/FULL: 35 Kings Road Headcorn Ashford Kent TN27 9QP

Proposed loft conversion including rear dormer window and front roof lights. (Part Retrospective).

It is felt that this might potentially overlook several neighbours' gardens and reduce their amenity. HPC remains wary of permitting planning permission for houses or extensions that push the house to 2.5 storeys.

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

Referral to committee is not required.



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23/500609/FULL: 3 Kings Road Headcorn Ashford Kent TN27 9QT

External maintenance including replacement windows with UPVC windows and doors, replace vertical tiles with cladding and changes to fenestration (Part retrospective).

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

Referral to committee is not required.

However the arrival of this new business at this address does raise some questions.

Does it have a traders licence, and commercial waste license and how will both of these be integrated into the residential area that it's in? Given its near residential areas what will its working hours be and is it safe to be beside a school?

23/500653/TPOA: 41 Chaplin Drive Headcorn Ashford Kent TN27 9TN

TPO Application to prune One Cypress Fir Tree to leave tree 3.3m in height and 3.6m in radial spread.

The above application was reviewed, and it was agreed that 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: -

On separate page.

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 7.49 pm.

Signed  Date 30/3/23