



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 24th April, at 7:05pm

Those in attendance: Cllrs Pyman, Mather, and Bates.
Clerks: Stefan Christodoulou.
Public: Four members of the Public.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Thomas, Thorogood, Newman, Gearing, Coppen and Sexton 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 March 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.**
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:** Further update requested.
5. **Correspondence other than that concerning the planning applications on the agenda:**
None.
6. **To discuss moving the day of the Planning meeting so that it doesn't class with the KALC meeting.**
It was agreed to move the meeting to the Tuesday should the Village Hall be able to accommodate us and if all absent Planning committee members were in agreement with being able to attend the new day.



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7. Planning Applications to be considered.

23/501324/FULL: 44 Rushford Close Headcorn Ashford Kent TN27 9QD

Erection of a single-storey rear extension for an accessible WC and front porch extension. The above application was reviewed, and although the porch will stand proud of the build line its intended use to facilitate a wheelchair user is acknowledged, it was agreed that the committee wish to see the application approved.
Referral to committee is not required.

23/501257/FULL: Retreat Grigg Lane Headcorn Ashford Kent TN27 9LU

Garage conversion into an annexe including demolition side lean-to and erection of a single storey side extension ancillary to the main dwelling.

23/501303/FULL: Retreat Grigg Lane Headcorn Ashford Kent TN27 9LU

Conversion of integrated garage into a habitable space, insertion of dormer window to side elevation and alterations to fenestration.
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.
Referral to committee is not required.

23/500917/OUT: 24 Mill Bank Headcorn Ashford Kent TN27 9RD

Outline application with all matters reserved for the erection of 1no. two bedroom bungalow, demolition of existing garage and associated shared access.
The above application was reviewed, and it was agreed that this application would constitute over development of the site as it is a garden build, that the property would substantially over look all surrounding properties including the "host" building, even to the rear where there is a new housing estate. It would have extremely difficult site access and is just over the brow of a hill in a position where stopped lorries etc. could cause significant traffic hazards more so than the frequent delivery drivers currently do., the committee wish to see the application refused.
Referral to committee is not required.

23/501483/FULL: Boarden Stables Boarden Lane Staplehurst Kent TN12 0EB

Change of use of land from equestrian to recreational use, including replacement of existing equestrian arena with a hard tennis court with perimeter fence 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.



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23/501417/FULL: Kelsham Farm Cottage Four Oaks Road Headcorn Kent TN27 9NY

Extension to existing dwelling and alterations to fenestration, including raising of roof height to the kitchen/dining room (revised scheme to 22/500586/FULL).

23/501510/LBC: Kelsham Farm Cottage Four Oaks Road Headcorn Kent TN27 9NY

Listed Building Consent for extension to existing dwelling and alterations to fenestration, including raising of roof height to the kitchen/dining room (revised scheme to 22/500587/LBC).

The above applications will be taken together. The above applications were reviewed, and it was agreed that the committee wish to see the application refused.

The committee wishes to have this passed on to the Conservation Officer due to its proximity to a grade 2* curtilage listed property. From a layman's perspective a height rise of 30cm and a roof redesign might not seem much but it could cause the building and its older more historically important neighbour untold visual damage. We would wish for an update from the Conservation Officer as well as Historic England etc. if necessary.

Referral to committee is not required.

8. Licence Applications for Consideration

There were no Licence Applications to consider.

9. Planning Appeals to be considered: -

There were no Planning Appeals to consider.

10. Planning results: -

23/500865/TCA - 9-10 Church Walk Headcorn Kent TN27 9NP

Conservation area notification: Remove one double trunked holly tree.

HPC Wish to see approved
MBC Application no objections

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.

HPC Wish to see approved
MBC Application permitted

23/500818/TCA 2 - Tallow Court High Street Headcorn Kent TN27 9NE

Conservation area notification to reduce one Ash and one Fir by 15-20% leaving the trees 10m in height and approximately 5m spread. Cutting limbs overhanging the neighbouring property back beyond the roof line boundary.

HPC Wish to see approved
MBC Application no objections



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

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

HPC Wish to see approved
MBC Application permitted

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

Proposed loft conversion including rear dormer window and front rooflights.

HPC Wish to see refused
MBC Application permitted

23/500594/LAWPRO - 35 Kings Road Headcorn Kent TN27 9QP

Lawful Development Certificate for proposed loft conversion including rear dormer window and front roof lights.

HPC Wish to see refused
MBC Application permitted

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).

HPC Wish to see approved
MBC Application permitted

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

Erection of a two storey side and rear extension.

HPC Wish to see refused
MBC Application permitted

22/505883/LBC - Headcorn Delivery Office, Post Office 28 High Street Headcorn Ashford Kent TN27 9NE

Listed Building Consent for internal and external alterations including replacement shop signage, installation of lighting to underside of canopy, re-siting of chiller compressors, replacement of metal front door with timber door, installation of CCTV and associated works to facilitate the change of use of Post office to general store

HPC Wish to see approved subject to conditions being met
MBC Application permitted



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22/505616/OUT - 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.

HPC Wish to see refused
MBC Application withdrawn

11. 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 7.45pm.

Signed.....

Date.....

22nd May 2023.

