



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 Tuesday 20th June, at 7:00pm

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

Clerks: Stefan Christodoulou and Jo Mitchell.

Public: None.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Pyman, Thomas, Coppen, Thorogood 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 22nd May 2023 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. MBC have issued the enforcement notice.
5. **To consider the Terms of Reference for the Committee and agree any changes or amendments required.** – There were no changes made and the Committee agreed to readopt these Terms of Reference.
6. **Correspondence other than that concerning the planning applications on the agenda:** -
Application for the Battle of Britain show at the airfield: - This had been missed somehow and we were asked for a comment ASAP. It was agreed that it should be Approved. This will be relayed to the Officer in Charge.

APP/U2235/W/23/3314552: The Oaklands, Lenham Road, TN27 9LE: - This was bought to our attention by a local ward Councillor. Although it isn't in our Parish and we are not a statutory consultee we are still able to comment on this appeal. Therefore we will be making a suitable comment to the appeal: -



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The above application was reviewed, and it was agreed that the committee wish to see the application refused referral to planning committee is required, this goes together with our previous comments about this application: -

This application does not fall within the Parish of Headcorn but giving its proximity to the other G&T sites in Headcorn the impact of this site must be included in any assessment.

The Committee agreed that we would restate our previous concerns regarding this site. Which includes the following: -

- Proper assessment of the evidence that supports the assertion that the applicants are of Gypsy or Traveler status.
- Gypsy and Traveler housing need verses supply.
- Development in the Open Countryside and paragraph 25 of the PPTS which states that Local Authorities should strictly limit Traveler site development in open countryside.
- Particular attention drawn to the fact that the area concerned was once 80% ancient woodland and ponds and due regard must be paid to reinstating what has been lost.
- Poor social cohesion with the villages settled community with many feeling unable to comment on the situation for fear of reprisals.
- These applications are also contrary to the following local plan policies:-
 - SS1 Maidstone Borough Spatial Strategy.
 - SP17 Countryside.
 - DM1 Principals of Good Design.
 - DM15 Gypsy, Traveler and Traveling show people accommodation.
 - DM30 Design Principals in the Countryside.

7. Planning Applications to be considered.

23/501095/FULL: Thistlemere Stables Love Lane Headcorn Kent TN27 9HH

Change of use of land for a mixed use of the stationing of 1no. mobile home and 1no. touring caravan for residential use and the keeping of horses, including erection of a utility/day room with associated bin storage, hardstanding, soak away, and alterations to existing access.

The above application was reviewed, and it was agreed that the committee wish to see the application refused and It was agreed that we should continue to refuse these applications on the grounds of: -

- The absence of evidential proof for Traveler status.
- Poor social cohesion with the settled community.
- Disproportionate numbers of Traveler 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



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- 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 policies 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.
- 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).
- It was also noted that given the size and layout of the Static Caravan why there is a need for a "Day Room" at all on this proposed development. Are two bathrooms not enough for what is effectively one house?
- The comment at the end of the application about the welfare of children and the access to education is irrelevant in this instance as the local schools are all at capacity. Therefore who ever moved to the Village be they settled or traveller their children will not have access to local education.

Council wishes to see the application refused.

Referral to committee is not required.

23/502281/FULL: 1-2 Franks Bridge Cottages Smarden Road Headcorn Kent TN27 9SX

Erection of a single storey rear extension to provide increased toilet, office and kitchen space.

Although the place is not idea for a Pre-School it was agreed that the Village does need more Child care places. Therefore The committee wish to see this approved.

Referral to committee is not required.

23/502400/FULL: Stone Stile House Stonestile Road Headcorn Ashford Kent TN27 9PG

Erection of a detached garage to serve Stone Stile House. Change of use of 1no. detached outbuilding (former Oast house) into 1no. residential dwelling with associated windows, doors, rooflights, porch, access, driveway, parking, fencing and landscaping.

The committee wish to see this approved.

Referral to committee is not required.

23/502355/FULL: Shenley House Shenley Road Headcorn Ashford Kent TN27 9HX

Demolition of existing conservatory and erection of single storey rear extension.

23/502356/LBC: Shenley House Shenley Road Headcorn Ashford Kent TN27 9HX

Listed Building Consent for demolition of existing conservatory and erection of single storey rear extension, together with internal alterations.



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This application will be taken together with the previous one, the committee wish to see this approved pending reports from the Conservation Officer and English Heritage.
Referral to committee is not required.

23/502456/FULL: The Homestead New House Lane Headcorn Ashford Kent TN27 9JL

Erection of an equestrian building with associated hardstanding.

The committee reviewed this application and were astounded by the size of the building and the hard standing outside of it. This will dominate the site as well as the skyline for the next door neighbour and will inevitable contribute to local flooding given the amount of hard standing.

The committee wish to see this refused.

Referral to committee is required.

8. Licence Applications for Consideration: -

None

9. Planning Appeals to be considered: -

None

10. Planning results: -

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.

HPC Wish to see approved

MBC Application permitted

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.

HPC Wish to see approved

MBC Application Withdrawn (Possible in connection with PROW running through arena)

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 7.37pm.

Signed.......... Date..........