



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 21st November 2023, at 7:00pm.

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

Clerks: Stefan Christodoulou

Public: None.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Thomas, Thorogood, Newman, and Gearing 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 Tuesday 17th October 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. This is now going to appeal, waiting on the Inspector to have a full docket book of cases to come and review.
5. **Correspondence other than that concerning the planning applications on the agenda: - Neon lights** – The MBC conservation Officer has said that although there is no specific way of dealing with the proliferation of neon signs in the High Street they will check that there is nothing that might enable us to curb their use.
6. **Planning Applications to be considered.**
23/504912/FULL: Graymalkin Barn Stonestile Road Headcorn Kent TN27 9PG
Erection of proposed rear balcony.

Committee thinks that a “barn” with a balcony will look odd but otherwise has no comment.
The committee wish to see this approved.
Referral to committee is not required.



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23/504780/FULL: Tile Barn Tile Barn Farm Biddenden Road Headcorn Kent TN27 9JE

Installation of a dormer on the rear elevation.

The Committee expressed a concern that this should not harm the rural look of the site especially given the Oast to the back of the site that might have listed status either for itself or curtilage. If this is all within the scope of the works then the Committee is satisfied.

The committee wish to see this approved.

Referral to committee is not required.

23/504804/FULL: 39 High Street Headcorn Kent TN27 9NL

Replacement of existing steel shed with new larger rendered block shed.

The area the shed is in is outside of the conservation area and therefore not needing LBC or anything else similar however it would have been nice to know what materials are going to be used in the construction.

The committee wish to see this approved.

Referral to committee is not required.

23/504408/FULL: 25 High Street Headcorn Kent TN27 9NH

Internal works including insertion of security shutters and new AC condenser unit within the rear enclosure.

23/504409/LBC: 25 High Street Headcorn Kent TN27 9NH

Listed Building Consent for the installation of new plasterboard over the existing textured ceiling, new lighting, new shop security shutters, alarm system and internal CCTV camera, new offset partition with inbuilt niches for shop display, addition of vinyl floor finish above concrete floor, removal of later half height partition to the rear of the original building, addition of fitted furniture, new partitions in the 20th century extension and new AC condenser unit within the enclosure to the rear of the site for AC units in the treatment rooms.

This application will be taken together with the previous one, as long as the AC unit is sympathetically installed and that its only running during business hours, as well as the Conservation Officer being happy with the plans.

The committee wish to see this approved.

Referral to committee is not required.

23/504806/FULL: 1-2 Franks Bridge Cottages Smarden Road Headcorn Kent TN27 9SX

Erection of first floor rear extension to provide an additional classroom (over approved ground floor extension 23/502281/FULL).



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Headcorn Parish welcomes this new Preschool however we do have some concerns about the level of traffic this will bring to this narrow busy road with no parking available. It is hoped that some thought has been given to how parents will drop off and pick up their children so that it does not become dangerous there or unduly affect the residents in nearby roads with fly-parking.

The committee wish to see this approved.
Referral to committee is not required.

23/505120/FULL: Little Hawkenbury Cottage Hawkenbury Road Hawkenbury Kent TN12 ODU

Erection of a detached garage and garden store with storage area above (resubmission of 23/503431/FULL).

Due to its scale, bulk, height and the use of dormers, the proposed building would STILL compete with the main house and would cause harm to the openness, character and appearance of the countryside and the setting of grade II listed Little Hawkenbury Cottage, contrary to policies SP17, SP18, DM1, DM4, DM30 and DM32 of the Maidstone Local Plan 2017, paragraphs 189, 199, 200 and 202 of the National Planning Policy Framework 2023 and the advice given within the adopted Supplementary Planning Document "Residential Extensions". There are no public benefits which would outweigh the harm.

The committee wish to see this refused.
Referral to committee is required.

7. **Licence Applications for Consideration:** -
None

8. **Planning Appeals to be considered:** -
None

9. **Planning results:** -

23/503821/FULL - Moat House Moat Road Headcorn Ashford Kent TN27 9NT

Demolition of existing garage and erection of a new carport. Conversion of existing warehouse into residential living space, replacement of rear lean-to structure with the erection of a single storey rear extension. Demolition of existing porch and erection of new entrance to house. Insertion of solar panels, roof lights, replacement windows and alterations to fenestration to east and west elevations.

HPC	Wish to see approved
MBC	Application permitted



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23/503770/FULL - Headcorn Place Water Lane Headcorn Ashford Kent TN27 9JS

Change of use of the land to dog walking area with associated car parking and installation of fencing and refuse bins.

HPC	Wish to see approved
MBC	Application permitted

23/504069/FULL- 3 Bankfields Headcorn Ashford Kent TN27 9QY

Erection of a single storey side extension.

HPC	Wish to see approved
MBC	Application permitted

23/504004/FULL- Bramley Hall 18 Wheeler Street Headcorn Kent TN27 9SJ

Removal of windows and door to rear garden room and replace with bi-fold door and two windows.

HPC	Wish to see approved
MBC	Application permitted

23/504005/LBC- Bramley Hall 18 Wheeler Street Headcorn Kent TN27 9SJ

Listed Building Consent for removal of windows and door to rear garden room and replace with bi-fold door and two windows.

HPC	Wish to see approved
MBC	Application permitted

23/504262/FULL - 7 Nursery Close Headcorn Kent TN27 9GF

Extending existing driveway to facilitate a visitor parking space.

HPC	Wish to see approved
MBC	Application refused

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 7:50pm.

Signed.......... Date.....13/12/23.....