



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 16th January 2024, at 7:00pm.

Those in attendance: Cllrs Pyman, Mather, Bates and Sexton.
Clerks: Stefan Christodoulou and Jo Mitchell
Public: One.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Thomas, Thorogood, Newman, Baars, Coppen 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. **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. Appeal on agenda.
4. **Correspondence other than that concerning the planning applications on the agenda:** -
The Clerks Office has had two emails from Residents and businesses about application 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). Whilst this application has been approved both the emails state that there are worries about the potential traffic problems this development may cause. This goes along with our own concerns as pointed out in our comments to MBC Planning about this application, which were relayed to the senders of the emails, along with advice to contact MBC Planning as well.
5. **Planning Applications to be considered.**
23/505651/LBC: Hawkenbury Barn Hawkenbury Road Hawkenbury Kent TN12 0EA
Listed Building Consent for installation of one conservation rooflight between existing rafters to east elevation, addition of one window to west elevation and three windows to east elevation and addition of internal studs.
As this is a slight alteration of an already approved previous plan and the potential damage to the listed building will actually be decreased.
The committee wish to see this approved.
Referral to committee is not required.



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23/505435/FULL: School House Farm Boarden Lane Staplehurst Tonbridge TN12 0EB

Erection of a single storey garage building.

This proposal does not have a significant impact on anything in the area and is designed to look like of old farm outbuildings.

The committee wish to see this approved.

Referral to committee is not required.

23/504471/OUT: Land At Moat Road Headcorn Maidstone TN27 9NT

Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, new 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, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road)

The Committee does not consider the additions to this application, with the exception of the proposed pedestrian crossing, make it any more palatable and therefore all our initial objections still apply.

The committee wish to see this refused.

Referral to committee is required.

23/505693/LBC: Land At Moat Road Headcorn Kent TN27 9RB

Listed building consent for the demolition of a potentially curtilage Listed structure related to Moat Farm.

The Committee feels that although the buildings proposed to be demolished have no impact on the listed curtilage of the nearby listed dwelling they would still need a thorough environmental impact assessment conducted to ensure destruction does not damage possible habitats for bats, owls, dormice, newts, toads etc. If this can all be assured then the Committee is minded to approve, although they wish to clarify that they still object and refuse the main plans for the site.

The committee wish to see this approved.

Referral to committee is not required.

23/505849/FULL: 7 - 9 Kings Road Headcorn Kent TN27 9QT

Erection of a two storey side extension to the south elevation facing Kings Road to form new entrance to three bedroom flat with bicycle store on ground floor and en-suite for one of the bedrooms above in connection with the approval under ref 23/501989/FULL which was for the change of Use of first floor from commercial to a three bedroom residential flat including the erection of a part 2 storey part first floor side extension (to the north elevation) with covered parking and changes to fenestration.

The Committee still feels that having windows overlooking a primary infants school is unwise and requests that maybe any windows facing that way could be opaque. It is also



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felt that the street scene of this addition will look somewhat odd, with it basically being a featureless and unbroken wall. However.
The committee wish to see this approved.
Referral to committee is not required.

6. Licence Applications for Consideration: -

None

7. Planning Appeals to be considered: -

APP/U2235/C/23/3323647 Proposal: Land East Of Water Lane And North Of Hammerstream Paddock Water Lane Headcorn

Appeal against Enforcement Notice - Without planning permission, the material change of use of Land to a mixed use including the stationing of two mobile homes and touring caravans for residential use, the raising of land levels involving the creation of hardstanding areas and the installation of cesspits.

The committee feels that whilst we feel for the prospective residents this is simply the wrong place to have a traveller site. The raised earthworks whilst seemingly a way to stay above flood waters could potentially become eroded by flood waters flowing past and causing the saturated soil to slump into the said flood water causing damage and injury perhaps worse to the inhabitants. The NPPF even states that Traveller dwellings are at particular risk of flooding. For this reason and others already stated we feel we have no choice but to refuse this appeal.

The committee wish to see this refused.

Referral to committee is required.

8. Planning results: -

23/504047/FULL- 70 Mill Bank Headcorn Ashford Kent TN27 9RE

Extension to existing drop kerb, widening access and creating larger driveway.

HPC	Wish to see approved
MBC	Application permitted

23/503976/TPOA - 15 Wheeler Street Headcorn Kent TN27 9SH

TPO Application to fell / removal of one large horse chestnut tree subject to TPO 1 of 1966.

HPC	Wish to see approved
MBC	Application refused

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

Erection of an equestrian building with associated hardstanding.

HPC	Wish to see refused
MBC	Application refused

23/504912/FULL - Graymalkin Barn Stonestile Road Headcorn Kent TN27 9PG



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Erection of proposed rear balcony.

HPC Wish to see approved

MBC Application refused

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

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

HPC Wish to see approved

MBC Application permitted

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).

HPC Wish to see approved

MBC Application permitted

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

Installation of a dormer on the rear elevation.

HPC Wish to see approved

MBC Application refused

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

New AC condenser unit within the rear enclosure.

HPC Wish to see approved

MBC Application permitted

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.

HPC Wish to see approved

MBC Application permitted

23/502511/FULL - Field Adjacent To Dancing Green Lenham Road Headcorn Kent TN27 9LG

Erection of vehicle workshop, training hub and drop in centre for military veterans, and creation of new vehicle access (resubmission of 21/502548/FULL - dismissed at appeal under APP/U2235/W/21/3287610).



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HPC	Unable to comment
MBC	Application permitted

23/505120/FULL - Little Hawkenbury Cottage Hawkenbury Road Hawkenbury Kent TN12 0DU

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

HPC	Wish to see refused
MBC	Application refused

23/504888/FULL - Boarden Stables Boarden Lane Staplehurst Tonbridge Kent TN12 0EB

Change of use of land from equestrian arena 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 permitted

9. Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for discussion at future meetings: -
None.

There being no further matters for consideration the meeting was closed at 7:50pm.

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