



## 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 20<sup>th</sup> February 2024, at 7:00pm.**

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

**Clerks:** Stefan Christodoulou.

**Public:** Five.

1.
  - a) **Apologies for absence received and confirmed by the Council:** - Cllrs Thomas, Thorogood, Newman, Baars and Coppen 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. Waiting for appeal decision.
4. **Correspondence other than that concerning the planning applications on the agenda:** - None
5. **Planning Applications to be considered.**  
**23/505403/FULL: PinkhornGreenFarmTattleburyLane Headcorn Ashford Kent TN27 9JU**  
Erection of 3no. agricultural farm buildings, creating yard area and new vehicular access. With the condition that the agricultural buildings will not be converted into housing in the future should they fall out of use and that sufficient precautions to avoid accidents on the A274 when large vehicles are turning into the site, like a “no overtaking” strip on the road.  
The committee wish to see this approved pending confirmation of the above.  
Referral to committee is not required unless the above conditions are not met.  
  
**23/505692/FULL: Grigg Oasts Grigg Lane Headcorn Ashford Kent TN27 9LT**  
Erection of a single storey rear extension and conversion of existing detached garage and stable block into an annexe.  
Assuming there are no listing building or conservation issues with this property.  
The committee wish to see this approved.  
Referral to committee is not required.





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### **24/500228/FULL: Field House Bungalow Biddenden Road Headcorn Kent TN27 9JE**

Erection of a single storey rear extension, installation of 3 no. Velux Cabrio balconettes, one replacing an existing roof window.

Given this is set back from any roads and doesn't over look any other properties etc.

The committee wish to see this approved.

Referral to committee is not required.

### **24/500218/FULL: Land At Smarden Road Headcorn Kent TN27 9HP**

Change of use of land for the siting of 4.no static units each with associated day rooms for gypsy and traveller use.

The Committee wished to emphasise the general detriment of another block of hard standing to the environment on an area prone to flooding. Many of the surrounding fields flood during heavy rain and due to the underlying clay nature of the soil the water floods the ditches and roads as well. It is considered that a further two entrances on this busy well used road will potentially cause accidents.

The Committee agreed that we would restate our concerns voiced previously regarding proposed further Gypsy and Traveller sites. Which includes the following :-

- Proper assessment of the evidence that supports the assertion that the applicants are of Gypsy or Traveler status.
- Cumulative effect of so many G&T sites in such a small area.
- The lack of suitable G&T sites leading to overcrowding in unsuitable areas like this.
- 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.
- 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.

The committee wish to see this refused.

Referral to committee is required.

### **6. Licence Applications for Consideration: -**

None





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**7. Planning Appeals to be considered: -**

**23/500917/OUT: 24 Mill Bank Headcorn**

Outline application with all matters reserved for the erection of 1no. two bedroom bungalow, demolition of existing garage and associated shared access.

The Committee considered that nothing substantial had changed from the previous iteration of the plans to warrant a change in our objection to this application

The committee wish to see this refused.

Referral to committee is required.

**8. Planning results: -**

**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.

HPC Wish to see approved

MBC Application refused

**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.

HPC Wish to see approved

MBC Application permitted

**23/505435/FULL - School House Farm Boarden Lane Staplehurst Tonbridge Kent TN12 0EB**

Erection of a single storey garage building.

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 8:05pm.

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

*[Handwritten signature]* *[Handwritten date: 16/4/24]*