



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 May 2024, at 7:05pm.

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

1.

- a) **Apologies for absence received and confirmed by the Council:** - Cllrs Thomas, Thorogood, Newman, Baars, Gearing, Bates 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. The caravans need to be fitted with floatation devices. Waiting for compliance. Clerks Office to bring up with Planning.

4. Correspondence other than that concerning the planning applications on the agenda: -

Email from Headcorn Aerodrome clarifying their recent application to give them the ability to hold the Battle of Britain Air show with out having to put in a planning application each year. The previous version seemed to be asking that all events be allowed without Planning oversight which was refused. With the new information HPC would be happy to support this application for the one show a year as asked. The Committee also asked that extra care be taken during and at the end of the B.o.B Event that cars are not allowed to park in non-designated places and that litter is cleared and signs taken down.

5. Planning Applications to be considered.

24/501393/FULL: School House Farm Boarden Lane Staplehurst Tonbridge Kent TN12 OEB
Conversion of existing stables building and replacement of attached poultry shed with a single storey rear extension to provide a single dwellinghouse with associated parking and amenity space.

Given that this proposed application doesn't over look anyone or otherwise cause any concern The committee wish to see this Approved.
Referral to committee is not required.



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24/501438/FULL: The Ewes Smarden Road Headcorn Kent TN27 9HP

Retrospective change of use of the land for the stationing of two static homes for Gypsy / Traveller occupation as a single pitch. Erection of outbuildings and associated hard and soft landscaping.

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 entrance on to 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.
 -

Its also worth bearing in mind that areas of surrounding fields in Headcorn have almost become Gypsy and traveller estates, at what point do the rules set out for the settled community start to come into play? Mainly Over development of sites, cumulative effects of over development and over building/settling, as well as the lack of mains drainage and the water runoff from all the hard surfaces affecting the finite capacity septic tanks etc. that will over flow during heavy rain events, adding that this overflow must be flooding onto the sites or going into surrounding fields etc. Which can't be hygienic for the prospective residents.

It should be noted that this application is less than 600 meters from the next.

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



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24/501146/FULL: Thistlemere Stables Love Lane Headcorn Kent TN27 9HH

Change of use of land to a mixed use for the keeping of horses and the stationing of 2no. additional mobile homes and 2no. touring caravans for residential use, including the erection of 2no. day rooms, refuse store, and laying of hardstanding.

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.

It's also worth bearing in mind that areas of surrounding fields in Headcorn have almost become entirely Gypsy and traveller estates, at what point do the rules set out for the settled community start to come into play? Mainly Over development of sites, cumulative effects of over development and over building/settling, street scene as well as the lack of mains drainage and the water runoff from all the hard surfaces affecting the finite capacity septic tanks etc. that will over flow during heavy rain events, adding that this overflow must be flooding onto the sites or going into surrounding fields etc. Which can't be hygienic for the prospective residents. It should be noted that this application is less than 600 meters from the previous application. It should also be pointed out that this site has been subject to enforcement previously and had many other planning attempts that were never satisfactorily concluded - 23/503973/SUB and 23/501095/FULL. The remnants of the previous occupants hard standing added to two further blocks of same will render this field almost totally covered in tarmac which will substantially impact flooding in surrounding fields and for other Gypsy families located nearby. The committee wish to see this refused. Referral to committee is required.



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

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

8. **Planning results: -**

24/501275/FULL: Linden House Biddenden Road Headcorn Ashford Kent TN27 9JE

Single storey rear extension. Removal of two existing conservatories and replacement with one new conservatory. Removal of two roof lights and replacement with two new dormer windows. New side entrance and porch. Internal alterations Resubmission of 16/500102/FULL with the addition of two Juliette balconies and changes to fenestration.

HPC Wish to see approved
Decision Application permitted

24/500961/TPOA: Land Fronting Blenheim Place Headcorn Kent

TPO application to reduce a group of Oak (G1) by 3 metres on house side, leaving a spread of 6 metres and removal of deadwood.

HPC Wish to see approved
MBC Application refused

22/502241/FULL: Land At Former Redhill Stables Lenham Road Headcorn Kent TN27 9LG

Change of use of land to a natural burial ground for people and pets, together with the erection of an office building, erection of a building to provide WC with ramp for disabled access, erection of an open sided timber pavilion/structure with associated access, parking and landscaping.

HPC Wish to see approved
MBC Application refused

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 115 no. dwellings (Use Class C3) with 40% affordable housing including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), short diversion to the public right of way (KH590), associated highway works, provision of public open space, provision of shelter to replace curtilage listed building, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

HPC Wish to see refused
MBC Application Refused



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

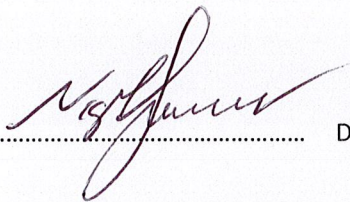
Change of use of land for the siting of 4.no static units each with associated day rooms for gypsy and traveller use.

HPC Wish to see refused
MBC Application refused

9. Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for discussion at future meetings: -

It was agreed that application for a TPO 24/502066/TPOA should be delegated to the Clerk's Office so as to provide a timely response.

There being no further matters for consideration the meeting was closed at 7:55pm.

Signed.......... Date.....*18-6-24*.....

