



## 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, Headcorn Village Hall on 18<sup>th</sup> February 2025, at 7:00pm.**

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

**Clerks:** Stefan Christodoulou.

**Public:** None.

**1.**

- a) **Apologies for absence received and confirmed by the Council:** - Cllrs Gould, Baars, Coppen, Thomas, and 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 Tuesday 18<sup>th</sup> January 2025 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.**

None.

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

Called to committee (13<sup>th</sup> February 2025):

**24/502965/FULL 15 Kings Road Headcorn Ashford Kent**

Conversion of school caretaker's house to a day nursery, including alterations to fenestration, internal alterations, and erection of rear pergola.

Included for information. MBC had already reported to MBC Committee that our concerns had been accepted and included. The plans had been altered to include our concerns. See results.

**24/504416/FULL The Milk House Grigg Lane Headcorn Kent TN279LT**

Proposed change of use of land and erection of single storey side extension.

This is included to receive a verdict as it will be due for a MBC verdict before our next planning meeting. This application has already been commented on by HPC and our previous comment still applies. As long as MBC Planning and Arboriculture Officers are sure this is ok and will not harm the tree as well as not resulting in a later claim the tree is undermining the building we are happy for this to be approved, no referral required.



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### 6. Planning Applications to be considered.

#### **25/500054/PNQCLA: Grigg Lane Corn Stores Grigg Lane Headcorn Kent TN27 9LU**

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 4no. dwellinghouses and associated operational development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site.- Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

HPC would like to ask if this is covered by development in the countryside requirements and that we would like to see an in depth ecological impact statement and assessment completed on the already existing building as depending on its period of disuse it may have become home to bats and owls or other protected species. Apart from that we are happy to leave this with MBC until or if we are asked for a formal comment on the application.

#### **25/500176/LBC Proposal: Little Bletchenden Bletchenden Road Headcorn Kent TN27 9JB**

Listed Building Consent for the installation of an untethered Ohme ePod electric car charge point inside our external boiler cupboard.

HPC wish to see this approved, no referral to committee required.

#### **25/500433/FULL: Witherden Farm Lenham Road Headcorn Kent TN27 9LE**

Loft conversion with 3no. dormer windows to rear and side elevations. Erection of a two storey rear extension and a side porch.

HPC wish to see this approved, no referral to committee required. However it should be noted that they have created a new entrance to this site on a very busy road which sees high speeds and regular accidents. Including a crash with fatalities not 20 meters from this newly created entrance. HPC would like to see KCC Highways consulted about this to make sure it is safe and appropriate.

#### **25/500344/FULL: Windy Ridge 22 Mill Bank Headcorn Kent TN27 9RD**

Erection of front fencing and entrance gates (retrospective).

The main problem with this application is the obvious one. There is no room for a car to pull off the road to wait for the gates to open. The electric gate should really have been off set from the boundary to allow incoming cars to pull off the road into the drive whilst the gate opens not sitting in the road just down from the brow of a hill on this busy stretch of road. The fence is not an issue and we are happy for MBC to determine the next step with the gates.



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**25/500194/FULL: Hawkenbury Farm Hawkenbury Road Hawkenbury Kent TN12 0EA**

Installation of sewage treatment plant, and associated infrastructure, to serve existing dwellinghouse.

HPC wish to see this approved, no referral to committee required.

**7. Licence Applications for Consideration: -**

None

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

For information:

**23/504471/OUT: Land At Moat Road Headcorn Maidstone**

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).

This is going to appeal on the 26<sup>th</sup> February, we will be attending to speak on behalf of Headcorn about the problems we foresee for any development in this area. Cllrs and Parishioners are welcome to attend as well.

**9. Planning results: -**

**24/502965/FULL: 15 Kings Road Headcorn Ashford Kent TN27 9QT**

Conversion of school caretaker's house to a day nursery, including alterations to fenestration, internal alterations, and erection of rear pergola.

HPC	Wish to see refused
MBC	Application permitted

**10. 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 7:40pm.

Signed.....*Nigel James*..... Date.....*18<sup>th</sup> March 2025*.....