



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 and Licensing Committee Meeting held on Wednesday 12th September 2018 at 7pm in Longmeadow, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Nettleingham, Pyman and Tull.

Clerk: Caroline Carmichael

One member of the public and Cllr J Mather were also present.

1.
 - a. **Apologies for absence** Apologies were received and accepted from Cllrs Selby & S Walker. Cllr C Walker was absent.
 - b. **To seek notification on whether anyone intends to film, photograph or record any items of this meeting.** There were none recorded.
 - c. **Declaration of changes to the register of interests:** There were none recorded.
 - d. **Declaration of Pecuniary Interest or other interests as defined by the Kent Code of Conduct and the Localism Act 2011 on any 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** (minute book closed)

3. **The minutes of the meeting held on August 8th 2018** were duly approved and signed by the Chair.

4. **Matters arising from the last meeting.**

Hammerstream – The situation remains as reported at the last meeting. Bonfires were reported to the Clerk on 11th September and the detail was passed to MBC. Clerk will follow up.

River Sherway – The Clerk advised that works at the site had been agreed and the relevant permits submitted to the IMDB. Clerk will maintain contact with IMDB to ensure works are completed.

5. **Correspondence other than planning application.**

APP/U2235/W/18/3198435 Ten Acre Farm Love Lane Headcorn – correspondence received from MBC confirming that the appeal will take place on 23 October 2018 10 am at the Town Hall, Maidstone. The appeal will be a Public Inquiry/Informal Hearing.

The Clerk confirmed that HPC comments had been submitted in April. It was agreed that Cllr Dungey & the Clerk would attend.



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APP/U2235/W/18/3205878 Salvete 44 Millbank Headcorn - correspondence received from MBC confirming that the appeal has been lodged in regards to the council refusal to grant permission for application 18/501213/OUT.

The Clerk had notified the committee of the appeal and as had been previously agreed no comments would be submitted. This would be consistent with the position taken at the time of the original application. Further updates will be reported as they arise.

APP/U2235/W/18/3204425 Land between Ringleside & Ringles Gate Grigg Lane Headcorn - correspondence received from MBC confirming that the appeal has been lodged in regards to the council refusal to grant permission for application 17/500984/FULL

The deadline for the submission of comments was September 11th and the Clerk confirmed that the Council's comments had been submitted prior to that date. Further updates will be reported as they arise.

Plots 1- 5 Land rear of the Meadows Lenham Road Headcorn - correspondence received from MBC confirming that the appeal hearing will commence on October 9th at the Town Hall Maidstone and is scheduled to last until Friday 12th October.

The committee discussed attendance at the hearing and it was agreed, subject to confirmation by the Chair of the Council, the office would be closed so that the Clerk may attend the hearing. The Clerk would be supported by Councillors as agreed nearer the time.

6. Planning Applications to be considered

18/503968/FULL Luckhurst Farm Love Lane Headcorn Ashford Kent

Proposed agricultural building to be used as secure storage of machinery, equipment and fodder and also for the housing of sheep

The Clerk confirmed that there had been no response to the questions raised after the meeting on August 8th. The planning officer had been chased for a response but to no avail. The Clerk will advise the planning officer that the application will be carried forward to the next meeting on September 24th.

18/503291/FULL Oak Tree Farm Lenham Road Headcorn Ashford Kent

Change of use of land to use as a residential gypsy caravan site for two gypsy families including the stationing of 2 no. mobile homes and 1 no. touring caravan.

Headcorn's relatively remote location is not a good strategic location for gypsy and traveller accommodation, over and above locally identified needs.



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The 2011 Census reveals that gypsies and travellers account for a much higher proportion of the population in Headcorn/Ulcombe than elsewhere. 1.3% of the population in Headcorn are classified as a gypsy and travellers, compared to 0.5% in Maidstone Borough as a whole, 0.2% in the South East and 0.1% in England.

MBC recognise that dispersal of gypsy and traveller pitches across the Borough is likely to minimise the impact of development. Not all parishes are suitable for gypsy and traveller development, meaning that there are 31 parishes that could take gypsy and traveller development. One pitch per parish would deliver the necessary level of additional development required by the Local Plan.

Headcorn has met the adopted local plan requirement for G&T pitches

There is significant environmental and landscape "harm" caused to the local area and this is exacerbated the cumulative effect of G&T settlements on the Lenham Road, which is contrary to the Maidstone Local Plan and the NPPF

The growing number of pitches on the Lenham Road - all within half a mile dominate the number of "settled community homes"

Headcorn Parish Council strongly oppose the granting of both permanent and temporary permissions and wish to see this application refused.

Referral to planning committee is required.

18/504067/FULL Bramley Hall 18 Wheeler Street Headcorn Ashford Kent

Proposed demolition of existing single storey rear extension and proposed erection of new single storey extension with internal alterations.

The committee reviewed the above applications and confirmed that, subject to any advice given by the conservation officer being followed, they wish to see this application approved.

Referral to the planning committee is not required.

18/504373/TPO/NIGA 21 Station Road Headcorn TN27 9SB

TPO application to - T2 - Horse Chestnut with bleeding canker and a large heavy limb on the western side with a weak union - Dismantle fell, treat stump with Ecoplugs to prevent regrowth.
T3 - Horse Chestnut, behind garage - Carry out an approximate 5 metre reduction (30 percent) with a proportional width reduction, cutting back to appropriate branch axles. Remove Ivy.



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The Committee considered this matter in some depth and noted their concern over the loss of old/ancient trees in the village.

The Clerk had obtained the views of the Headcorn Tree Warden and it is his view that this application should not be approved. He advises that he has had no feedback from the owner of 21, Station Road and feels that the Council should not be pressured by the neighbours comments and act in haste.

The Committee agreed that they wished to see this application refused and referral to planning committee is required.

18/503980/FULL Hazelpits Farm Ulcombe Road Headcorn Ashford Kent

Conversion and extension of existing outbuildings into 2 No. dwellings to include reinstatement of Stowage and kiln roof to the oasthouse, and erection of a car barn to serve the barn, a new storage building for the oast and a car barn to serve the existing farmhouse.

18/503981/LBC Hazelpits Farm Ulcombe Road Headcorn Ashford Kent

Listed Building Consent for the conversion and extension of existing outbuildings into 2 No. dwellings to include reinstatement of Stowage and kiln roof to the oasthouse, and erection of a car barn to serve the barn, a new storage building for the oast and a car barn to serve the existing farmhouse

The Committee reviewed the above application simultaneously. Given the extent of the development proposed in the curtilage of a listed building it was agreed that they had insufficient information to properly consider the applications.

They will consider the matter further upon receipt of conservation, heritage and archeological reports.

The Clerk will advise the planning officer accordingly.

18/504439/TPO Land Rear of Knaves Acre Headcorn Kent TN27 9TD

TPO Application to: 1no Common Oak - remove one long limb bowed out to west at boundary; 1no Common Oak - remove lowest limb to west at boundary; 1no Ash Tree - remove lowest limb to west at boundary; 1no Common Oak - remove second lowest limb out to west (as described in Tree Report dated 15/08/18 by Broad Oak Tree Consultants Limited).

The Clerk had obtained the views of the Headcorn Tree Warden and it is his view that this application can be supported. He further asks the developer to consider planting native species if trees, not covered by TPO's, are removed.

A handwritten signature in black ink, appearing to be 'Nyl'.



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The Committee therefore wished to see the application approved and referral to planning committee is not required.

7. Planning Appeals to be considered

There were no appeals for consideration.

8. To discuss proposal for temporary directional signs for Bovis Homes Development

The committee reviewed the request and agreed, subject to none of the signs being placed in the conservation area, they may proceed.

The Clerk was asked to confirm with Kent Highways if there was an agreed period for the display of these signs. Further the Clerk was asked to thank the developer for their consultation as this had been sadly lacking with other developments.

9. Planning results

The Planning results were reviewed and no further action is required.

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

There were no matters for discussion.

There being no other matters for discussion the meeting closed at 19:57 hrs

Signed.....

Date.....

24th September 2018.

