



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 13th June 2018 at 7pm in Green Room, Village Hall, Headcorn.

Those present: Cllrs Dungey, Nettleingham, Pyman, Selby, Tull & Walker C. Cllr S Walker arrived at 7:03pm

Clerk: Caroline Carmichael

Fifteen members of the public were also present.

1.
 - a. Apologies for absence were received and accepted from Cllr Davies
 - 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: Cllrs Dungey, Pyman, Selby & Tull advised that they had been lobbied on application 18/502253/FULL Old School House Station Approach Headcorn Ashford Kent & Cllr Pyman advised he had been lobbied on application 18/502642/FULL Land Rear Of The Hardwicks Grigg Lane Headcorn Kent
2. Public session (minute book closed)
3. The minutes of the meeting held on May 21st 2018 were duly approved and signed by the Chair.
4. Matters arising from the last meeting.
 - Hammerstream – There was no further activity to report. Site will continue to be monitored.
 - 18 Forge Meadows Headcorn – Notification of an appeal by written representations has been received and will be discussed at the planning meeting scheduled for June 25th.
 - APP/U2235/C/17/3189217 Acers Place Lenham Road Headcorn the Clerk will advise outcome of appeal in due course.
 - The Meadows Appeal – this item will be removed from matters arising and brought back to Council when the appeal process resumes.
 - River Sherway – The Clerk will follow up on this matter with the Internal Drainage Board.



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7. To review Terms of Reference and agree any changes required.

The committee reviewed the terms of reference and agreed that they were in order and could be recommended for adoption at Full Council on July 11th

8. Correspondence other than planning application.

There was no correspondence

9. Planning Applications to be considered

18/502642/FULL Land Rear of the Hardwicks Grigg Lane Headcorn Kent

Erection of 5 two storey houses inclusive of 10 parking spaces and landscaping with block paved access off existing estate road leading off Grigg Lane

The Council expressed great concern that this application replaces that of the proposed children's nursery but agreed that the application must be viewed in line with the NPPF and MBC Local Plan.

Councillors were concerned over the density on the site, the Clerk advised that the application had been submitted following pre-application advice from planning officers and the proposal had been reduced from 6 to 5 dwellings in order to mitigate this.

After discussion and there being no planning grounds on which to refuse the application the committee reluctantly approved the proposal.

Referral to planning committee is not required.

18/502253/FULL Old School House Station Approach Headcorn Ashford Kent

Demolition of Old School House and erection of 9 terraced dwellings in two blocks together with parking, landscaping and access

The committee discussed the proposal for this site and noted that this would result in the loss of a large childcare provision in the village, this is a very significant blow for the community and the staff alike. This will impact working parents that rely on this provision enabling them to hold down their jobs and support their families. Staff, some of whom have worked at this provision for some 20 years now face uncertainty over their futures.

Ideas were debated over possibilities to save the site and the Community Right to Bid was referenced. This would be pursued by the Clerk, who will advise the Council.



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HPC will liaise with KCC Shellina Prendergast and agreed it would leave no stone unturned to support the community over this extremely important matter.

The Committee further debated the detail of the application and noted:-

- A shortage in car parking spaces. The allocation should be 1.5 spaces per dwelling and with a proposal at 10 spaces this leaves a significant shortfall.
- Over development of the site

It was further noted that this site is included in the adopted local plan under strategic sites Policy H1 (35) Old School Nursery, Station Road, Headcorn and planning permission will be granted if the following criteria are met:-

1. Retain the trees along the southern boundary of the site in order to provide a suitable buffer between new housing and the railway line.
2. Enhance the hedgerow along the western boundary of the site in order to provide a suitable buffer between new housing and the existing railway station car park.
3. Access will be taken from Station Road only.
4. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the railway line.
5. Development will be subject to the results and recommendations of a land contamination survey.
6. Contributions towards open space provision for children and young people, and outdoor sports facilities within a one mile radius of the development.

It is essential that HPC be consulted on the Open Spaces contribution element given the over application of S106 funding at specific sites.

After much deliberation the committee reluctantly agreed approval of the proposal.

Referral to committee is not required.

18/500924/FULL 6 Martins Gardens Lenham Road Headcorn TN27 9LE

Two additional mobile homes.

Amended Plans – J0002934 01 Rev C Site Location Plan

The committee agreed that the revised plans added nothing to this application and they wished to restate the previous grounds for refusal.



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18/502563/FULL 4 Station Road Headcorn TN27 9SA

Construction of single storey rear extension to existing detached bungalow

The application was reviewed by the committee and the Council wish to see the application approved.

Referral to the committee is not required.

10. Planning results

The Planning results were reviewed by the committee. No further action required.

11. Planning Appeals to be considered

There are no appeals to consider.

12. 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 19:55 hrs

Signed.....

Date.....

25-6-2018