



## 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 Monday 21<sup>st</sup> May 2018 at 7pm in Green Room, Village Hall, Headcorn.

Those present: Cllrs Davies, Dungey, Nettleingham, Pyman, Tull & Walker C. Cllr S Walker arrived at 7:05pm

Clerk: Caroline Carmichael

Two members of the public were also present.

**1. Election of Chair**

The committee were asked for nominations for Chair. Cllr Nigel Pyman was proposed by Cllr Dungey and seconded by Cllr Davies. There were no other nominations and Cllr Pyman was duly elected.

**2. Election of Vice Chair**

The committee were asked for nominations for Vice Chair. Cllr Alan Nettleingham was proposed by Cllr Tull and seconded by Cllr Pyman. There were no other nominations and Cllr Nettleingham was duly elected.

**3.**

- a. Apologies for absence were received and accepted from Cllr Selby
- 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.

**4. Public session (minute book closed)**

**5. The minutes of the meeting held on May 9<sup>th</sup> 2018 were duly approved and signed by the Chair.**

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

**Hammerstream** – There was no further activity to report. Site will continue to be monitored.

**18 Forge Meadows Headcorn** – Still no date for an appeal. Clerk to chase up.

**APP/U2235/C/17/3189217 Acers Place Lenham Road Headcorn** the Clerk will advise outcome of appeal in due course.



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**The Meadows Appeal** - the Clerk gave a brief update on the adjournment of the appeal. It is rescheduled to start on October 8<sup>th</sup> 2018.

**River Sherway** – The Clerk will follow up on this matter with the Internal Drainage Board.

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

This item was not discussed and will be carried forward to the next meeting.

**8. Correspondence other than planning application.**

There was no correspondence

**9. Planning Applications to be considered**

**18/502109/FULL Headcorn Aerodrome Shenley Farm Shenley Road Headcorn Kent**

Variation of Condition 7 of application MA/77/1559 for an air display weekend on the 30<sup>th</sup> June and 1st July 2018 to include spitfires, hurricanes, C47 Dakota, De Havilland Dove, Tiger Moths and Harvards

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

Referral to the committee is not required.

**18/501845/LBC 5 High Street Headcorn Ashford Kent TN27 9NH**

Listed Building Consent for the replacement of 1no. existing fascia sign and upgrade illumination, the addition of a 1no. new fascia sign with illumination and replacement of 1no. hanging sign removed by the previous occupiers.

The detail was reviewed by the committee and the Council wish to see the application refused in its current format.

The Council wish to see the comments of the conservation officer, the bright lighting proposed is not in keeping with the existing street scene.

Any lighting considered should be "soft" lighting.

If the officer is minded to approve then the Council will required referral to the planning committee.



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- c. 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 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.

Given the comments above and that:-

- a. Headcorn/Ulcombe have met the adopted local plan requirement for G&T pitches
- b. There is significant environmental and landscape "harm" caused to the local area
- c. The situation is worsened by the cumulative effect of G&T settlements on the Lenham Road, which is contrary to the Maidstone Local Plan and the NPPF
- d. With the growing number of pitches on the Lenham Road - all within half a mile – the cumulative effect is one of significant harm on the landscape

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

We trust that the planning officer will judge this application in light of the Local Plan adopted in 2017 and the relevant policies contained therein.

Referral to planning committee is required.

**18/501200/LBC Little Grigg Farm Grigg Lane Headcorn Ashford Kent**

Listed Building Consent to replace existing timber framed windows with traditional oak casement windows; to replace existing front door and frame with oak door and frame; to fit front door hood/canopy as requested/advised by a conservation officer (28 October 2016); to replace existing timber cladding to side elevations with oak cladding.

The detail 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.



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### **18/502176/FULL 1 Martins Gardens Lenham Road Headcorn Kent TN27 9LE**

Proposed siting of 3 mobile homes and 3 touring caravans

Although not within the boundary of Headcorn Parish it was noted that given the sites location on the Lenham Road that this site impacts on Headcorn to same extent that others do on the Lenham Road. It is due to a quirk in the boundary lines that this site falls under the auspices of Ulcombe Parish Council.

The application submitted must be considered as woefully inadequate and the plans do nothing to show the plots location in relation to other plots on Martins Gardens. Furthermore the application is factually incorrect in its completion.

In determining whether persons are "gypsies and travellers" for the purposes of this planning application, consideration should be given to the following issues:

- a. whether they previously led a nomadic habit of life
- b. the reasons for ceasing their nomadic habit of life
- c. whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

The Council feel that the statement "this involves them in travelling for work away from the site for weeks at a time obtaining work by leaflet dropping" is insufficient evidence for determining G&T status.

This site was given permission, upon appeal for 3 pitches in 2009 and the site has suffered environmental harm on a significant scale since that time.

The Planning Inspectorate stated the limit should remain as "the limit for this site" and all future developments should be refused.

A further site layout, incorporating landscaping, was agreed in 2011 but the site today bears little resemblance to that plan with the destructions of trees, hedgerows and ponds.

The site itself was previously marshy land and the level of hard standing that has been installed has caused the diverted water to flood neighbouring fields and the highway.

The committee also wish to make the following comments:-

- a. Headcorn/Ulcombe relatively remote location is not a good strategic location for gypsy and traveller accommodation, over and above locally identified needs.
- b. 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.



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### 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 20:03 hrs

Signed.....

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

Date.....

13-6-2018

