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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 22nd 2017 at 7pm in Green Room, Village Hall, Headcorn.

Those present: Cllr Andrews, Cllr Pyman, Cllr Dungey, Cllr Davies, Cllr Padbury & Cllr Walker

Clerk: Caroline Carmichael

There were two parishioners present.

1. **Election of Chair**

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

2. **Election of Vice Chair**

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

The Chair repeated his announcement made at Full Council on June 10th that he would be retiring from council in 6 months and he would be looking at succession planning for a new Chair and any member of the committee interested should discuss with him.

- 3. a. **Apologies for absence.** Cllr James & Cllr Selby due to family commitments.
- 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 10th 2017** were signed as a correct record, after Cllrs Walker/~~name~~ was removed from the apologies.



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6. Matters arising from the last meeting.

Countryside Properties the Clerk advised that a meeting had taken place. Parties involved were Borough Councillors Prendergast & Round, MBC officers James Bailey & Rob Jarman and Andrew Usher of Countryside Properties. Many of the issues raised by HPC and parishioners were discussed and a response from Countryside Properties is now awaited.

It was agreed that the Clerk would write to James Bailey to ascertain their view of this development and any learnings taken from the visit.

Pullen Farm proposed solar installation. The Clerk advised that the presence of Cllr Andrews had not been necessary on Day 2 of the hearing as the site visit was restricted in numbers. No decision has been announced at this time.

17/501492/FULL Land Rear of the Hardwicks Grigg Lane Headcorn Kent TN27 9TD

The Clerk advised that there had been nothing from MBC and the website still showed no comments from neighbours, which given the issues at the location, would seem unusual.

However planning results show that this application was approved on the 15th May 2017.

The committee ask that the Clerk write to MBC and ask what level of consultation took place in this regard.

Neighbourhood Plan at this time there is no response from the officers at MBC. The Clerk is following up and pressing for the agreed meeting.

7. Correspondence other than planning application.

There was no correspondence for consideration.

8. Planning Applications to be considered

17/502026/FULL 19 Brooklands Headcorn Ashford Kent TN27 9QS

Single storey front extension with pitched roof over, roof lights to front and rear main roof and loft conversion

The committee discussed this application and the Chair noted neighbours comments that were concerned with a) loss of light and b) the extension was of out character with neighbouring properties.

It was agreed that the committee did not feel that the street scene would be adversely affected and wished to see the application approved subject to matching bricks and tiles being used. Referral to planning committee is not required.

17/501869/FULL 18 Forge Meadows Headcorn Ashford Kent TN27 9QW

Retrospective application for the erection of a fenced and caged area to be used to grow fruit and vegetables and insertion of stairs from ground floor to first floor elevation.

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The committee discussed this application and noted that they had concerns over the integrity of the structure and the suitability of the ground floor extension to take the weight of the proposed veranda, fruit cage and greenhouse.

It was also noted that the application makes no mention of the veranda but the plans clearly shows the same and the committee are concerned that this would lead to a loss of privacy by neighbouring properties.

The construction is also inconsistent with other properties in the area.

The committee agreed it did not wish to support this proposal.

Referral to planning committee is not required.

17/502170/FULL Cross Keys New Road Headcorn Ashford Kent

Single storey rear extension, loft conversion/raise roof height and installation of dormer windows and velux roof lights, internal/external alterations.

The committee reviewed the application and drawings and noted that this is a large plot and given that the design will not affect the street scene, there are no overlooking windows that they wished to support the application and referral to planning committee is not required.

9. Planning Appeals to be considered.

16/502755/OUT Land off Lenham Road Headcorn

Outline application for the construction of up to 48 bungalows, houses and apartments with 40% affordable housing, associated amenity land for ecological mitigation and a new vehicular access from Lenham Road inclusive of footway on southern side of Lenham Road, Headcorn

The chair outlined the history of this application and noted that this development would link the existing developments with the cricket/tennis club.

The application was rejected by HPC and subsequently denied by MBC

The appeal is lodged on the premise that MBC do not have a 5 year housing land supply

In recent months – and also as part of MBC local plan – MBC have quite clearly stated that they can demonstrate a 5 year supply.

It is hoped that MBC will continue to defend that position.

HPC have already asked for a public hearing – see previous minutes – but nothing has been heard in this regard as at this date.

The Headcorn Matters team are preparing HPC comments and they will be circulated to the planning committee for approval before being submitted to the inspector in time for the deadline of June 7th

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10. Planning results

Results for week commencing May 8th & 15th May 2017 reviewed. Clerk to contact MBC about 17/501492/FULL – see comments earlier in matters arising. No other action required.

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

Cllr Andrews asked members to consider the position of Chair and if interested should contact him to discuss.

He also asked the committee to keep an eye out for the appeal comments.

There being no other matters for discussion the meeting closed at 7:53pm

Signed.....

Date.....

14th June 2017