



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 remotely on Monday 20th July 2020 at 7:00pm

Those in attendance: Cllrs Dungey, Hancock, Pyman, Selby, Thomas and Thorogood

Clerk: Caroline Carmichael

Assistant Clerk: Stefan Christodoulou

It is noted that the Clerk had publicised the meeting and invited attendees to contact the Clerk if they wished to be admitted to the online meeting. There were no requests to join the meeting.

1. (a) **Apologies for absence received and confirmed by the Council** were received and accepted from Cllrs Davies and Cllr Walker
- (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 22nd June, 2020 be taken as read, confirmed as a correct record, and signed by the Chairman.** The minutes were confirmed as a correct record and will be signed by the Chair. This was agreed with Council given the remote nature of the meeting.
4. **Matters arising from the last meeting.**
 - Hammerstream** – MBC waste crime team has served a Community Protection Warning in relation to the waste on the landowners land and will take further action when required. It was noted that some waste appears to have been cleared.
 - Acers Place, Lenham Road, Headcorn** – The matter remains ongoing and the Clerk will chase as MBC have confirmed that the compliance period for the enforcement notice has now expired and this matter has been assigned “high priority”.
 - Ash Gardens, Lenham Road, Headcorn** – With the landscaping detail plan being approved by MBC, it is still not clear whether the conditions have been fulfilled. The Clerk having now submitted a breach of planning in order for this matter, it will be followed up by MBC.



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

There was no correspondence for consideration.

6. Planning Applications to be considered

20/502629/FULL 1 Sunningdown Maidstone Road Headcorn Ashford Kent

Erection of a first-floor side and rear extension

The Committee reviewed the application and wished to see it approved.
Referral to committee is not required.

20/502133/FULL Oaklands, Lenham Road, Headcorn.

Siting of 1 no. additional mobile home and 1 no. additional tourer. (Retrospective).

20/502134/FULL 1B Martins Gardens, Lenham Road, Headcorn.

Siting of 1 no. mobile home, 1 no. tourer and erection of a dayroom. (Retrospective).

20/502135/FULL 2 Martins Gardens, Lenham Road, Headcorn.

Siting of 2 no. mobile homes and 2 no. tourers (Retrospective).

20/502136/FULL 4 Martins Gardens, Lenham Road, Headcorn.

Siting of 1 no. additional mobile home (Retrospective).

The Chair asked for the above applications to be discussed consecutively.

The committee expressed complete dismay that we are faced with further retrospective applications for the above sites. Very similar applications were considered and approved by MBC in August 2019.

Permission was granted stating that within 3 month of the date of the decision a Site Delivery Scheme shall have been submitted for the written approval of the Local Planning Authority. This Scheme would include a time table for implementation to deliver a phased approach to the rehabilitation and natural regeneration of the landscape at this site.

The Local Planning Authority had still not received the Scheme in early 2020 Headcorn Parish Council along with Ulcombe Parish Council pressed the LPA for enforcement action in this regard. The LPA advised in early March 2020 that enforcement action would be taken and notices served immediately.



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The above planning applications were received by the LPA on 19th May 2020 and subsequently sent to Headcorn Parish Council for consultee comments. The Clerk sought clarity from the LPA as to the position regarding the enforcement notices and action, a rather dismissive response was received from the Head of Planning and Development that did not answer the questions posed. We later learned that the enforcement notices were not in fact issued but there is still no clear reasoning for this lack of action.

The Committee agreed that we would restate our previous concerns regarding this site. Which includes the following :-

- Proper assessment of the evidence that supports the assertion that the applicants are of Gypsy or Traveler status.
- Gypsy and Traveler housing need verses supply.
- Development in the Open Countryside and paragraph 25 of the PPTS which states that Local Authorities should strictly limit Traveler site development in open countryside.
- Particular attention drawn to the fact that the area concerned was once 80% ancient woodland and ponds and due regard must be paid to reinstating what has been lost.
- Poor social cohesion with the villages settled community with many feeling unable to comment on the situation for fear of reprisals.
- These applications are also contrary to the following local plan policies:-
 - SS1 Maidstone Borough Spatial Strategy.
 - SP17 Countryside.
 - DM1 Principals of Good Design.
 - DM15 Gypsy, Traveler and Traveling show people accommodation.
 - DM30 Design Principals in the Countryside.

The Committee wish to see these applications refused and referral to planning committee is required.

7.22 pm Councillor Pyman left the meeting to resolve technical issues and the meeting resumed with him present at 7.33 pm

19/506112/FULL Bletchenden Farm, Bletchenden Farm, Headcorn, Ashford, Kent.

Conversion of Heritage Threshing Barn and modern pole barn to residential and erection of new triple garage.

The Committee reviewed the detail received and registered their disappointment at the comments made by the Environment Agency. Despite this site being located in Flood Zone 3 and the increasing flood risk in Headcorn no site visit took place.



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The committee see no reason to change their stance with this application and the need to restrict development in Flood Zone 3 and still wish to see the application refused and referral to committee is required.

7. Licence Applications for Consideration

There were no license applications to consider.

8. Planning Appeals to be considered

19/503532/OUT 3-5 Kings Road, Headcorn, Ashford

Outline application with access matters sought for demolition of two existing buildings and erection of four residential dwellings. (Matters of appearance, landscaping, layout and scale reserved for future considerations.)

The committee agreed the Clerk should restate previous concerns over this site which include the over zealous development by this particular developer.

9. Planning results

No planning results to discuss.

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

Councillor Dungey expressed concern about Bovis site vehicles unloading whilst parked on the A274 as opposed to being on site. It was agreed that the planning application would be reviewed with regard to any conditions applied at time of permission.

The Clerk advised that the Bylaws for Open Spaces in Headcorn were being reviewed by the Clerk's Office and it is quite likely that revisions will need to be applied for. Further information will follow.

There being no further matters for consideration the meeting was closed at 7.51pm

Signed.....

Date.....

27th August 2020