



## 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 21<sup>st</sup> October 2019 at 7pm in the Green Room, Village Hall, Headcorn.

Those present: Cllrs Dungey, Pyman, Selby, Thomas, Thorogood and Walker.

Clerk: Caroline Carmichael

There was one member of the public present.

1.
  - a. **Apologies for absence.** There were no apologies and Cllr Davies was noted as 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 September 23<sup>rd</sup> 2019** were duly approved and signed by the Chair.
4. **Matters arising from the last meeting.**

**Hammerstream** – Enforcement matters continue to be an issue at the site and the Clerk is pressing MBC for action. As there is some confusion over the site and the caravans that are permitted the Clerk will ask MBC for a schematic of what should be there.

**The Meadows Public Inquiry** – The matter remains outstanding, the Clerk has raised again with MBC and the MP Helen Whately. The Clerk has agreed to write to MBC to seek clarity over the application for a lawfulness certificate in this regard.

**1 High Street, Headcorn** – The metal ducting is remains on site, despite that fact that the application was refused. The Clerk is following up with MBC.

**Acers Place** – the Clerk continues to press MBC for action as a result of the continued breach at the site.

**19/502927/FULL The Old Dairy Biddenden Road Headcorn** – the Clerk reminded the committee that the additional information sought had been supplied by MBC and the detail allayed the concerns that the committee had and the Clerk was asked to confirm to the planning officer that the matter could now be dealt with under delegated powers as they wished to see the application approved. The Clerk confirmed that the application had now been permitted.



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**19/504595/HYBRID Land between Mill Bank, Ulcombe Road & Kings Road Headcorn – the Clerk advised the committee that correspondence had been received from KCC Cllr Prendergast which detailed her comments to Kent Highways in regards to this application. The consultee comments from KCC are not yet on the portal and the Clerk will monitor the situation.**

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

There was no correspondence for discussion.

**6. Planning Applications to be considered**

**19/504729/FULL Chestnut House 2 Palmers Yard Headcorn Ashford Kent**

Single storey rear extension and garage conversion to create an annex which will be ancillary to the existing main dwelling.

The committee discussed the above application and agreed that they wish to see it approved. Referral to planning committee is not required

**19/504333/FULL Roan House 1A Forge Lane Headcorn Ashford Kent**

Erection of first floor side extension and replacement car port/workshop.

The committee discussed the above application and agreed that they wish to see it approved. Referral to planning committee is not required

**19/504851/LBC Four Oaks Four Oaks Road Headcorn Ashford Kent**

Listed Building Consent for internal changes including opening up of inglenook fireplace and installation of new oak bressumer beam within reception rooms, removal of door and frame and infill with studwork between study and reception room, reforming of door opening between extension hall and reception room with new door lining and door, relocation of kitchen into extension, creation of ensuite to bedroom in the extension, relocation of stairs from first floor into the attic room and creation of a shower room in the former stairwell (works completed).

The committee discussed the above application and agreed that they wish to see it approved. Referral to planning committee is not required

**19/504843/FULL The Cloth Hall North Street Headcorn Ashford Kent**

Minor alterations and conversion of the existing historic building to form 2no. Dwelling houses, with associated courtyard gardens and provision of 3no. Parking spaces on separate parcel of land to the north of no 1 North Street.



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### **19/504844/LBC The Cloth Hall North Street Headcorn Ashford Kent**

Listed Building Consent for minor alterations and conversion of the existing historic building to form 2no. Dwelling houses, with associated courtyard gardens and provision of 3no. Parking spaces on separate parcel of land to the north of no 1 North Street.

It was agreed that the committee would review the above applications simultaneously

1. It should be noted that despite the loss of a retail unit at this site the committee were very pleased to see that this building will be put to use and not left to decay.
2. This building is one of a number of historically important buildings sited in the conservation area of Headcorn. Its significance is recognised in its classification as a Grade II\* listed building. The committee would therefore expect that Historic England have been consulted on this application
3. The views of a specialist conservation officer must be sought
4. It was noted that only minimal external alterations will take place and overall the committee considered that this would be a sympathetic conversion of the building
5. Given the space available, there will only be parking for 3 vehicles which falls below the minimum requirement set out in policy DM23 of the local plan.
6. The issue of the disposal of foul sewerage needs addressing and it is expected that connection to the mains sewer would be expected.

The committee agreed that they would wish to see the application approved subject to:-

Completion of works in accordance with any guidance issued by the conservation officer and Historic England

Referral to planning committee is required if the planning officer is minded to refuse this application.

### **19/504348/FULL Land at Rosemead Nursery Maidstone Road Headcorn Kent TN27 9RT**

Demolition of existing buildings and erection of 13 detached, two storey dwellings to be developed as self-build or custom-built homes by individual owners. Creation of access roads, associated parking and turning areas and the creation of a footpath link to Maidstone Road; along with landscaping and ecological enhancement works.

The committee discussed this application and the following points were noted:-

1. Use of brownfield site and self-build projects are both supported by the Headcorn Neighbourhood Plan
2. Disappointed that the proposed units do not appeal to the wider demographic



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- a. Smaller family/starter homes or those wishing to downsize
- b. Bungalows
3. The safety of the access from Stonestile onto a very busy A274, lack of visibility at the junction
4. Effect of further vehicular burden on Headcorn especially the route into the village
5. Lack of a pavement from the entrance to the site to the existing pavement on the A274

The committee agreed that they could not comment further on this application until they have reviewed comments from Kent Highways.

Pending receipt of this detail the committee would wish to see any decisions proposed by the planning officer referred to the planning committee

### **19/504933/FULL Plumtree Cottage Plumtree Road Headcorn Ashford Kent**

Demolition of existing Conservatory and Shower Room. Erection of single storey side and rear extension.

The committee discussed the above application and agreed that they wish to see it approved. Referral to planning committee is not required

### **7. Licence Applications for Consideration**

There were no applications to consider

### **8. Planning Appeals to be considered**

#### **18/503291/FULL Oak Tree Farm Lenham Road Headcorn**

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

The above appeal notification was discussed and it was agreed that the Clerk should make representation to the Planning Inspectorate based on the original objections made to the planning application. Additional comments based on accumulation and ghettoization were discussed and would be included in the representation

#### **18/500672/FULL 2 The Meadows Lenham Road Headcorn**

Variation of conditions 1 and 4 of appeal decision for application 13/2215 to amend condition 1 to grant consent on a permanent basis of for a further temporary period, and to amend condition 4 to allow the stationing of 3 caravans (2 static and 1 touring van)



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The above appeal notification was discussed and it was agreed that the Clerk should make representation to the Planning Inspectorate based on the original objections made to the planning application. Additional comments based on accumulation, ghettoization and the number of enforcements notice served at this location were discussed and would be included in the representation

### 9. Planning results

The 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 20:25 hrs.

Signed.......... Date..... 25-11-2019.....

