



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 27th February 2024 at 7.30pm

Present: Cllr Richard Ash MBE (Chairman)
Cllr David Hall
Cllr James Day

Also, in attendance was the Deputy Clerk, Amy Bush, the Administration Assistant Lauren White.

Reports from members of the public.

None

1. Declarations of intention to record

The Deputy Clerk declared the meeting would be recorded for minuting purposes.

2. Apologies and absences

Apologies were received and noted from Cllr Chris Waters, Cllr Martha Monday and Cllr Sean Turner.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

None.

4. Signing of the Minutes of the last meeting

Minutes of the meeting 30th January 2024 were agreed and duly signed.

5. Office and Chairman Report

The Deputy Clerk advised that application 23/505824/FULL 62 Bramley Crescent will be going to planning committee at MBC in March 2024. Cllr Ash to attend.

The Chairman reported the following:

Cllr Ash proposed the wording that will be sent to MBC supporting Thurnham PC regarding the Water Lane application. This was discussed and it was agreed that additional requests will be added asking MBC to ensure KCC are aware of the works and checks are made to the condition of grass verges on Water Lane due to any damage made by heavy goods vehicles. This was agreed with all in favour.

6. Planning Applications for consideration (Town and Country Planning Act 1990 s1p8)

Reference	Address	Application	Recommendations / Comments	Call Request
23/505828/FULL	13 Spot Lane Bearsted	Demolition of existing garage, carport and garden store and erection 1no. new dwelling.	Recommend Approval, Subject to planning policy with consideration taken to neighbours concerns.	No
24/500153/SUB	Land Off Church Landway Bearsted	Submission of details to discharge condition 4 - Construction Management Plan and 5 - NET Biodiversity Gain, Subject to 23/504017/FULL	Recommend Approval, with proposed conditions; HGV restrictions at weekends and applicants to make good any damage to Church Landway. To note the pathway was resurfaced in 2018 and has not been used by HGVs. Photographic evidence of the surface will be taken prior to work starting. BPC to work closely with the Tennis club to review progress.	No

Plus, any additional applications received by the date of the meeting.

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8. Over-Arching Conservation Area Management Plan

Cllr Ash and Cllr Monday attended meeting on 5th February 2024. MBC advised they are behind with the Over-arching conservation appraisal and management plan. However, Bearsted will be one of the first parishes to be updated. Janice Gooch at the MBC will be going through the Document and visiting the area. Office to enquire if councillors can attend.

Action: Office

9. Planning Training for Committee members

Cllr Ash advised no new training has been undertaken. However, slides have yet to be received from previous Design training. Office to chase.

Action:Office

10. Other planning applications and consultations

a) Local Plan

No Update

b) Court Farm

Skip operations have now moved away. Grab lorries have permission to be stored at Court Farm.

11. Future agenda items

Other local applications and consultations including: Local Plan and Court Farm.

Planning Training and update from Over-Arching Conservation Area Management Plan meeting.

Any updates for Tennis Club works.

12. Date for the next meeting: 26th March 2024.

There being no further business to transact, the meeting ended at 20.12 hrs.

Signed.....

Date.....