

BEARSTED PARISH COUNCIL

Minutes of the **Planning Committee meeting** of the **Parish Council** held at **Madginford Hall, Bearsted** at **7.30pm**, on **Tuesday 21 November 2017**

Present: Cllr Paul Young (Chair)
Cllr Tony Ryan (Vice Chair)
Cllr Richard Camp

Also in attendance was the clerk Sarah Lewis, and 1 member of the public.

REPORTS FROM MEMBERS OF THE PUBLIC

A report was received from a member of the public regarding the first item on the Agenda as the applicant. He was able to provide relevant information to the committee for their consideration.

- 1. Apologies and absence**
Apologies were received and accepted from Cllr T O'Sullivan and Cllr J Askin.
- 3. Declaration of Interests, Dispensations, Predetermination or Lobbying**
Members of the Committee are known to the applicant for 3 Forges Cottages although no lobbying has occurred.
- 4. Minutes.**
The minutes of Tuesday 17th October, 2017 were agreed as a true record and duly signed.
- 5. Matters arising from the last minutes.**
There were no matters to discuss.
- 6. Planning Applications for consideration:**
The following applications were discussed and decision recorded:

MBC Ref.	Address	Description	BPC Decision
17/505460/FULL	Demolition of existing garage & conservatory, erection of 2 storey side extension incorporating garage and erection single storey rear extension	22 Bodsham Crescent, Bearsted, ME15 8NL	The Planning Committee agreed to raise no objection to this application by a unanimous vote.
17/504671/FULL	Proposed conversion of garage to a bedroom	63 Spot Lane, Bearsted ME15 8NX	The Planning Committee agreed to raise no objection to this application by a unanimous vote.
17/505214/FULL	Two storey side extension and single storey rear extension	5 Ragstone Road, Bearsted ME15 8PA	The Planning Committee agreed to raise no objection to this application by a unanimous vote.

17/502331/OUT	Outline application for a mixed commercial development comprising B1(a), B1(b), B1© and B8 units, with a maximum floor space of 45,295 square meters. (Access being sought) (Resubmission of 15/503288/OUT)	Land at Woodcut Farm, Ashford Road, Hollingbourne, Kent ME17 1XH	The Planning Committee recommend refusal of this application and fully support comments already submitted from both Leeds and Thurnham Parish Councils and the Joint Parish Group. Our concerns are listed as such: detriment to landscape; poor transport infrastructure and likely increased traffic, not in keeping with cultural heritage; of minimal benefit to nearby residents; air quality pollution and light pollution, and disturbance to wildlife.
17/505134/FULL	Creation of new access and driveway	100 Ashford Road, Bearsted ME14 4LT	The Planning Committee agreed to raise no objection to this application by a unanimous vote.
17/504430/FULL	Conversion of existing garage into habitable space and alterations to front fenestration. Erection of single storey side extension	23 Tydeman Road, Bearsted ME15 8LU	This item has already been decided by MBC.
17/504964/FULL	Removal of dormer window and conservatory to be replaced by first floor gabled extension and single storey flat roof sun room	34 Button Lane, Bearsted ME15 8DW	The Planning Committee agreed to raise no objection to this application by a unanimous vote.
17/505632/FULL	Ground floor lounge extension	35 Greystones Road, Bearsted ME15 8PD	The Planning Committee agreed to raise no objection to this application by a unanimous vote.

17/504203/LBC	Listed building consent for replacement of rotten casement to front and rear windows	3 Forge Cottages, The Green, Bearsted, ME14 4DU	The planning committee agreed to raise no objection to this application by a unanimous vote, subject to review by MBC Heritage and Conservation Officer.
17/505751/FULL	Erection of single storey rear extension and a first floor side and rear extension. Loft conversion with a rear dormer	42 Ashford Road, Bearsted Maidstone Kent ME14 4LP	The committee recommend refusal of this application due to loss of light and privacy to 40 Ashford Road and the mass and bulk of proposed design.

6. Decisions made by MBC.

There were no decisions to discuss.

7. Matters for discussion

There were no such matters to discuss.

8. Correspondence.

The Clerk reported that there had been no correspondence received.

9. Future Agenda items.

10. Next meeting.

The next Planning Committee meeting will be held at 7.30pm on Tuesday 19th December, 2017 at Madginford Hall, Egremont Road, Bearsted.

There being no further business to transact, the meeting ended at 8.23pm

Signed..... Date.....