

BEARSTED PARISH COUNCIL

Minutes of the Parish Council meeting of the Planning Committee of
Bearsted Parish Council held at Madginford Hall, Bearsted on
Tuesday 4th July, 2017 at 7.30pm

Present: Cllr Paul Young (acting Chair)
Cllr Tony Ryan
Cllr Terry O'Sullivan

Also in attendance was Mrs Sarah Lewis (Clerk)

REPORTS FROM MEMBERS OF THE PUBLIC

There were no reports.

1. Apologies and absences

Apologies were accepted from Cllr J Askin (medical).

2. Declaration of Interest or Lobbying

There were no such declarations

3. Minutes of the last Planning Committee meeting of 16th May 2017

These were duly signed as a true record.

4. Matters arising from the last minutes.

There were no such matters.

5. Planning Applications for consideration:

- Application ref: 17/502039/FULL
Address: 28a Manor Rise, Bearsted
Proposal: Alterations to the front elevation, a single and two storey extension to the rear, re-arrangement of the internal layout, loft conversion with dormer windows/Velux roof lights and alterations to the main roof line to the north side. Garden annexe and landscaping.

Decision: The Planning Committee raised no objection to this application with a unanimous vote, however MBC were asked to consider imposing a condition that the applicant plants suitable screening around the extension to replace the greenery that is being removed and to shield the view to the rear of the property.

- Application ref: 17/502373/FULL
Address: 3 Mallings Lane, Bearsted
Proposal: Single storey front and rear extensions and new roof over garage.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.

- Application ref: 17/502525/TPO
Address: Bearsted Views, St Faiths Lane, Bearsted
Proposal: TPO Application for 1 x Cedar tree - remove dead and damaged branches, shorten two lower branches by 2.5 meters, reduce branches towards St Faiths Court by 4 meters to suitable growth points.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.
- Application ref: 17/502327/LBC
Address: 3 The Oasts, The Green, Bearsted
Proposal: Listed building consent - proposed part garage conversion and rear extension.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.
- Application ref: 17/502645/FULL
Address: 22 Bodsham Crescent, Bearsted
Proposal: Erection of a two storey rear/side extension incorporating existing garage, demolition of existing conservatory and construction of single storey rear extension.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.
- Application ref: 16/506630/FULL (Appeal)
Address: St Faiths Bungalow, St Faiths Lane, Bearsted
Proposal: Demolition of existing bungalow and erection of 2 replacement detached four bedroom dwellings, set on 3 floors with associated parking.

Decision: The Planning Committee wish to support MBC's planning decision and reaffirm our previous objections.
- Application ref: 17/502360/TPO
Address: 24 Sandy Mount, Bearsted
Proposal: TPO Application - 1 x Kilmarnock Willow - crown lift to provide clearance of 12 inches above the highest ground, prune any non-pendulous branches and remove dead wood.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.

- Application ref: 17/502648/FULL
Address: 21 Royston Road, Bearsted
Proposal: Demolish existing side extension and erection of replacement side extension.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.
- Application ref: 17/502353/FULL
Address: 46 Otteridge Road, Bearsted
Proposal: Construction of single storey flat roof rear extension with glazed roof light, new front dormer to existing loft conversion, and new brick build front porch with pitched roof.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.
- Application ref: 17/502810/FULL
Address: 19 Birling Avenue, Bearsted
Proposal: Conversion of garage into habitable space, erection of single storey front extension and replacement flat roof with alterations to roof light.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.
- Application ref: 17/502331/OUT/RITI
Address: Land at Woodcut Farm, Ashford Road, Hollingbourne, Kent ME17 1XH
Proposal: 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)

Decision: 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, noise pollution and light pollution, and disturbance to wildlife.
- Application ref: 17/502587/FULL
Address: 76 Ashford Road, Bearsted
Proposal: Erection of a single storey rear extension and loft conversion including rear dormer.

Decision: The Planning Committee raised no objection to this application with a unanimous vote.

6. Decisions made by MBC

There were no decisions to discuss.

7. Matters for discussion

The Clerk reported no response from MBC following her contact regarding notification of MBC planning committee meetings. She will chase for a response. Ward Cllr Denis Spooner will be asked to assist with chasing.

8. Next Meeting

The next Planning Committee meeting will be held on Tuesday 18th July 2017 at 7.30pm at Madginford Hall.

There being no further business to transact, the meeting ended at 20:20hrs

Signed.....

Date.....