



Minutes of the Planning Committee meeting of Bearsted Parish
Council held remotely on
Wednesday 29th April, 2020 at 7.30pm

Present: Cllr Graeme Hannington (Chairman)
Cllr Richard Ash MBE
Cllr Tom Jenkins
Cllr Joanna Tribley (Vice Chairman)

Also in attendance was Acting Clerk Erin Sugden (AC).

There were no reports from members of the public

- 1. Declarations of intention to record**
The AC declared the meeting would be recorded for the purpose of minuting.
- 2. Apologies and absences**
None.
- 3. Declaration of Interests, Dispensations, Predetermination or Lobbying**
None
- 4. Signing of the Minutes of the last meeting**
The minutes for the meeting of the Planning Committee meeting on the 26th February 2020 were agreed as a true record and duly signed.
- 5. Matters arising from the last minutes and action points**
None.
- 6. Planning Applications for consideration**

Reference	Application	Address	Recommendation and Comments
20/501666/FULL	Erection of a first floor side extension.	68, The Landway, Bearsted, Maidstone, Kent, ME144BG	Approve. The Parish Council has no material planning reasons to object.
20/501291/FULL	Erection of a single storey rear extension with internal alterations.	59, Cross Keys, Bearsted, Maidstone, Kent, ME144HR	Approve. The Parish Council has no material planning reasons to object
20/501614/FULL	Erection of a part single storey, part two storey rear extension and a first floor side extension.	49, Willington Street, Bearsted, Maidstone, Kent, ME158JR	Approve The design is in keeping with the local area and the availability of space is good

20/501200/FULL	Erection of timber fence to Western boundary and insertion of replacement first floor side and front sash windows.	Delhi Spice UK 87, Ashford Road, Bearsted, Maidstone, Kent, ME144BS	<p>Approve.</p> <p>The Parish Council has no material planning reasons to object.</p>
20/501567/FULL	Loft conversion with roof lights and gable end window to existing annexe (re-submission of 19/502377/FULL).	The Annexe, 7 Cavendish Way, Bearsted, Maidstone, Kent, ME158PW	<p>Object. (DM1 and DM9)</p> <p>The Parish Council notes that development of this property has previously been refused and believes this refusal should be sustained</p> <p>The design of this proposal is poor (DM1). The existing building has the character and appearance of a triple garage (with false external doors)</p> <p>Access is very restricted (via an unsurfaced, largely pedestrianised pathway)</p> <p>The Council believes that this proposal represents poor design (DM1) and inappropriate over development (DM 9) given the lack of access</p>
20/501116/FULL	Demolition of garage and erection of single storey rear and side extension, with insertion roof lights and first and second floor rear dormer.	Vine Cottage, Sutton Street, Bearsted, Maidstone, Kent, ME144HP	<p>Approve.</p> <p>The Parish Council notes a previous refusal by officers, but has no material planning reasons to object.</p> <p>The proposed development is well designed, has little if any impact on neighbours or the street scene. There are no known objections from neighbours.</p>

<p>20/501417/FULL</p>	<p>Demolition of an attached single garage and erection of a two storey side extension.</p>	<p>4, Button Lane, Bearsted, Kent, ME158NJ</p>	<p>Approve, noting that a condition must be applied to enable conformity with MBC Policy DM23 to provide adequate off-street parking</p> <p>A condition is requested before approval. I.E that provision is made for off street parking for at least 2 vehicles as the development limits the available amount of off-street parking and would lead to additional cars being parked on the highway</p>
<p>20/501367/FULL</p>	<p>Change of use and conversion of vacant ancillary consulting rooms into 2 no. 1-bedroom residential units.</p>	<p>First Floor 126-128, Ashford Road, Bearsted, Kent, ME144LX</p>	<p>Objection on two grounds:</p> <p>MBC Policy DM23 (insufficient parking and impact on existing use of parking) and loss of existing amenity (DM10) in that customers of local shops would be denied access to already insufficient parking.</p> <p>This proposal represents inappropriate over-development, noting previous refusals for development, and insufficient parking availability.</p> <p>The developer claims that the marketing of the properties would be at people who will rely upon public transport and thus there would be no impact on parking availability. This cannot be controlled and the assertion is rejected</p>

20/501097/FULL	Demolition of existing conservatory and erection of a single storey rear extension. Conversion of existing garage together with link extension to dwelling to create utility room and storage space.	2, Greensand Road, Bearsted, Kent, ME158NY	No recommendation The proposed development meets policy DM1 and has no material impact on neighbours or surroundings
20/501074/FULL	Erection of single storey side extension.	144, Ashford Road, Bearsted, Kent, ME144NA	Approve. The proposed development meets policy DM1 and has no material impact on neighbours or surroundings
19/502214/FULL	19/502214/FULL - Amended plan	29 The Landway, Bearsted, Maidstone, Kent, ME144BE	We believe this to have been added to our applications list due to an error with software being used

Cllr Jenkin joined the meeting at 20.14

7. **Training**
None at the present time.
8. **Terms of Reference**
Cllr Hannington shared with the committee the updated TOR which were proposed to be accepted and unanimously agreed.
9. **Matters for discussion (information only)**
None
10. **Future agenda items**
Development at Roundwell and Crosskeys.
11. **Date for the next meeting: 27th May, 2020 at 17.30.**

There being no further business to transact, the meeting ended at 20.43 hrs.

Signed.....

Date.....