



Minutes of the Planning Committee meeting of Bearsted Parish  
Council held remotely on  
Wednesday 27<sup>th</sup> May, 2020 at 17.30pm

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

Also in attendance was Acting Clerk Erin Sugden (AC), administrator Amy Bush and one member of the public.

**Reports from members of the public**

A member of public spoke about their objections to application 20/501750/FULL - 13 Manor Close. Objections made were due to the type of soil (Fuller's Earth) where a major sewer runs and risks collapsing if insufficient surveys are completed, the proximity of the boundary wall. The speaker referred to repeated failures by the developer to abide by previous planning constraints. The speaker raised significant concern over increased traffic, pressure upon n-street parking and restricted access to the proposed dwelling.

A letter was read out from a second resident of Manor Close with similar objections to the above application with the addition to overlooking of their property, all of which were heard by the committee.

1. **Declarations of intention to record**  
The AC declared the meeting would be recorded.
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 29<sup>th</sup> April 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**

The Chairman proposed to bring forward application 20/501750/FULL which was agreed unanimously.

Reference	Application	Address	Recommendation and Comments
20/502033/FULL	Extension to existing first floor dormer. Loft conversion with 2no. dormers and 3no. roof lights (Resubmission to 20/500814/FULL)	39, Button Lane, Bearsted, Maidstone, Kent, ME158DW	<p><b>Recommend that this application be refused due to:</b></p> <p>Poor Design (DM1)</p> <p>Over development within the existing setting (DM9) and</p> <p>Lack of adequate parking or vehicular access (DM23)</p>
20/502038/FULL	<p>Proposal: Variation of Condition 19 of planning permission 18/506656/FULL (Primary School and Special Educational Needs Secondary School) to include provision of a controlled pedestrian crossing point on Bearsted Road until such time that the upgrade works as part of the 'A249 Bearsted Road Improvement Scheme' relevant to this development have been completed.</p> <p>Location: Popesfield Bearsted Road Weaving Kent</p> <p>Case Officer Richard Timms</p>	Popesfield, Bearsted Road, Weaving, Maidstone, Kent	<p><b>No recommendation</b></p> <p>Noting that this application will not affect traffic flow along Bearsted Road more than the pre-existing plans to improve the A249</p> <p>The issue has been elevated to the Ward Councillors and lies within Boxley Parish</p>

20/501993/FULL	Removal of 1no. chimney and erection of two storey side extension.	65, Willington Street, Bearsted, Maidstone, Kent, ME158JR	<b>Recommend approval</b>
20/501864/TPOA	TPO Application for 1 x Lime (T29) - reduce limb by 50% of current length to suitable growth points due to weak fork formation and 1 x Sycamore - removing branch due to squirrel damage as shown on photos.	Snowfield, Yeoman Lane, Bearsted, Maidstone, Kent, ME144DH	<b>Recommend approval</b>
20/501707/FULL	Erection of single storey side extension to create store	16, Manor Rise, Bearsted, Maidstone, Kent, ME144DB	<b>Recommend approval</b>
20/501892/FULL	Erection of a single storey side and rear extension with detached summerhouse and store within rear garden.  Case Officer - Stevie Harper	1, Nethermount, Bearsted, Maidstone, Kent, ME144FE	<b>Recommend approval</b>
20/501478/FULL	Demolition of existing garage and carport, and erection of 1no. new dwelling.  Case Officer Michelle Kwok	13, Spot Lane, Bearsted, Maidstone, Kent, ME158PS	<b>Recommend that this application be refused due to</b>  Poor design (DM1)  Poor sustainability: the development requires existing properties to be altered: neighbours and traffic will be adversely effected  The proposal effects sustainability and density adversely (DM2) and  There is lack of adequate off road parking provision (DM23) and an apparent lack of adequate provision for emergency access

20/501750/FULL	<p>Proposal: Erection of detached dwelling. (Resubmission of 19/505511/FULL) Location: Land Rear Of 13 Manor Close Bearsted Maidstone Kent ME14 4BY</p> <p>Case Officer Austin Mackie</p>	13, Manor Close, Bearsted, Maidstone, Kent, ME144BY	<p><b>Recommend that this application be refused due to</b></p> <p>Poor design (DM1), that vehicular and emergency access is not viable and lack of adequate parking provision (DM23)</p> <p>We recommend that any previous approval to the pre-existing property (no 13 Manor Close) is not materially changed <b>and</b></p> <p>that pre-existing orders and constraints affecting neighbouring properties are enforced prior to this application being considered further</p> <p>Should this application be approved by officers, we request that the issue be brought forward to the MBC Planning Committee</p>
20/500901/FULL	Loft conversion with insertion of flat roof dormer and erection of single storey rear extension with flat roof and light lantern.	50, Yeoman Way, Bearsted, Maidstone, Kent, ME158PH	<p><b>Recommend approval,</b></p> <p>with the condition that the application is conditional upon the dwelling complying with current building regulations</p>

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

7. **Development of 14/506738/OUT (Barty Farm – The Sycamores).**  
Defer to next meeting.

8. **Development of 19/501221/FULL (Land to The South of Cross Keys - Lilik Meadow)**  
Defer to next meeting.

9. **Application 19/506182/FULL- Land West of Church Road, Otham ME15 8SB**

BPC continue to object to this development as there have been insufficient mitigation to the traffic and request MBC to provide evidence that there will be no effect to Bearsted as they have previously claimed.

BPC will apply for CIL funds to mitigate any effects caused by this development.

BPC objections will be submitted to the Borough Councillor ahead of the MBC Planning Committee meeting.

10. **Matters for discussion (information only).** NA.

11. **Future agenda items**

Development of 14/506738/OUT (Barty Farm – The Sycamores).  
Development of 19/501221/FULL (Land to The South of Cross Keys - Lilik Meadow)  
Application 19/506182/FULL- Land West of Church Road, Otham ME15 8SB

12. **Date for the next meeting: 1<sup>st</sup> July, 2020**

**There being no further business to transact, the meeting ended at 19.23 hrs.**

Signed.....

Date.....