



**Minutes of the Planning Committee meeting of Bearsted Parish
Council held remotely on
Wednesday 28th October, 2020 at 7.30pm**

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

Also, in attendance was the Administrator Amy Bush.

Reports from members of the public: None received.

Meeting started at 7.35pm.

1. Declarations of intention to record

The Administrator declared the meeting would be recorded for minuting purposes.

2. Apologies and absences

Due to a technical issue Cllr Graeme Hannington was delayed - Cllr Joanna Tribley chaired the meeting.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Joanna Tribley declared an interest in 20/504503/FULL 28 Manor Rise.

4. Signing of the Minutes of the last meeting

Minutes of the 30th September 2020 were agreed and will be duly signed.

5. Clerks report.

7.45pm: Cllr Graeme Hannington joined the meeting.

Proposed timeline for BPC Planning Application handling and reporting.

Cllr Ash noted a TPO decision had not been published on 1 Oak Croft

Admin to enquire with Case Officer

ACTION: ADMIN

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

Reference	Application	Address	Recommendations / Comments
20/504519/FULL	Erection of a single storey rear extension with a pitched roof & velux windows.	The Cottage, Sutton Street, Bearsted, Maidstone, Kent, ME144HP	Recommend Approval
20/504796/FULL	Single storey rear extension and part conversion of existing garage.	The Belde, Church Lane, Bearsted, Maidstone, Kent, ME144EE	Recommend Approval
20/504435/FULL	Erection of two storey side extension, single storey rear extension and loft conversion with dormer to rear	3, Shirley Way, Bearsted, Maidstone, Kent, ME158PP	Recommend Approval
20/504535/TPOA	Proposal: T1, Semi mature Robinia in the rear garden of 1 The Morlings. Reduce the canopy to allow more light to pass in to the garden below. Current Northerly spread of 6m to 4m, Current Easterly spread of 5.5m to 4m, Current Southerly Spread of 6m to 4 m, Current westerly spread of 3.5m to 2.5m, Current height is 15m reduced to 13m. T2, Semi mature Robinia Frisa next to the house on the grass verge. Reduce the canopy to allow more light to pass through to the rear garden. We would also like to remove the secondary leader that has significant die back on it to the main stem. Current Northerly spread of 6.5m to 4m, Current Easterly spread of 4m to 2.5m, Current Southerly Spread of 2m to 1.5m, Current westerly spread of 5m to 3m, Current height is 14m reduced to 12m.	1, The Morlings, Bearsted, Maidstone, Kent, ME144FG	Recommend Approval
20/504779/FULL	Erection of a single storey rear extension.	25, Nursery Avenue, Bearsted, Maidstone, Kent, ME144JS	Recommend Approval

20/504579/TPOA	TPO application to crown lift one Oak tree to 2.5m.	Hilltops, 109 The Landway, Bearsted, Maidstone, Kent, ME144LF	Recommend Approval
20/504572/TPOA	Tree Preservation Order Application: (T1) Beech: Initial pollard - reduce from 10m tall to 7m and reduce from 6m wide to 4m. (T2) Maple: Crown reduction - reduce from 10m tall to 8m and reduce from 6m wide to 4m.	10, Sandy Mount, Bearsted, Maidstone, Kent, ME144PJ	Recommend Approval
20/504503/FULL	Roof extension and insertion of 2no. rear dormer windows and 3no. front rooflights to provide additional living accommodation in roof space.	28, Manor Rise, Bearsted, Maidstone, Kent, ME144DB	Recommend Approval – Applicant and Planner should prove they have made sufficient provisions for additional off road parking for a 7 bedroom property.
20/504494/FULL	Single storey front and side extension with roof lights over and canopy to new front door. Partial conversion of existing garage to a gym and link to side extension. First floor dormer window to the front and changes to fenestration.	43, Yeoman Way, Bearsted, Maidstone, Kent, ME158PH	Recommend Approval
20/504375/FULL	Retrospective application for construction of covered eating area. Case Officer - Michelle Kwok	The Kentish Yeoman Public House, 139, Ashford Road, Bearsted, Maidstone, Kent, ME144BT	No Comment – BPC cannot identify planning grounds for objection and has sought guidance from MBC. AFTERNOTE: Cllr Hannington met with the Case Officer on site on 4 Nov – the issue is being considered by MBC Planning.

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

Reference	Application	Address	Recommendations / Comments
20/504901/FULL	Demolition of existing conservatory and erection of a single storey rear extension and first floor rear extension.	11, Rosemary Road, Bearsted, Maidstone, Kent, ME158NW	Recommend Approval
20/504838/FULL	Demolition of existing garage, enlarge driveway, erection of part single, part two storey front and side extension and new front render.	10, Cavendish Way, Bearsted, Maidstone, Kent, ME158PW	Recommend Approval
20/504897/FULL	Removal of existing side conservatory and erection of a single storey rear and side extension. (Resubmission of 20/502765/FULL)	42, Birling Avenue, Bearsted, Maidstone, Kent, ME144LN	Recommend Approval

7. Otham Neighbourhood Plan

The plan was duly noted.

8. Development of 14/506738/OUT (Barty Farm – The Sycamores)

No further update.

9. Development of 19/501221/FULL (Land to The South Of Cross Keys-Lilk Meadow)

Cllr Graeme Hannington and Cllr Tom Jenkins to complete site visit, liaise with site engineer and Planning Officer for updates.

ACTION: CLLR JENKINS/HANNINGTON

10. Matters for discussion (information only)

The following matters were noted:

Junction 8 Commercial Development Traffic Control

KALC Comments on White Papers

TRO Application for Crosskeys Parking will be highlighted to the Traffic Committee.

12. Future agenda items

Junction 8 Development,

Local Plan Review – Call for sites,

Development of 19/501221/FULL (Land to The South Of Cross Keys - Lilk Meadow).

13. Date for the next meeting: 25th November, 2020

There being no further business to transact, the meeting ended at 20.50 hrs.

Signed.....

Date.....