

**Minutes of the Planning Committee meeting of Bearsted Parish  
Council held remotely on  
Wednesday 25<sup>th</sup> November, 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 Clerk Erin Sugden and Administrator Amy Bush.

**Reports from members of the public**

A member of the public spoke in support of 20/505063/FULL stating the proposed plan would not increase the property footprint, materials would be consistent with the current building and the extension would not be visible from the street.

A member of the public spoke in support of 20/505346/FULL stating the proposed plan to extend the home and create more parking would help significantly with the family needs.

**1. Declarations of intention to record**

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

**2. Apologies and absences**

None

**3. Declaration of Interests, Dispensations, Predetermination or Lobbying**

None

**4. Signing of the Minutes of the last meeting**

Minutes of the 28<sup>th</sup> October 2020 were agreed and will be duly signed.

**5. Clerks report.**

7.42pm: Cllr Richard Ash left the meeting

7.43pm: Cllr Richard Ash returned to the meeting

Administrator reported on the planning application outcomes from September 2020

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

Reference	Application	Address	Recommendations / Comments
20/505295/FULL	Proposed demolition of existing garage, carport and garden store and erection 1no. new dwelling (resubmission of 20/501478/FULL).	13 Spot Lane Bearsted, ME15 8PS	Recommend Refusal due to policy DM1 and DM8
7.56pm: Cllr Richard Ash left the meeting 7.57pm: Cllr Richard Ash returned to the meeting			
20/505076/FULL	Demolition of side extension. Erection of single storey side extension with pitched roof, single storey front extension with lean to roof and creation of cycle rack and EV charging point to side.	1, Yeoman Lane, Bearsted, Maidstone, Kent, ME144BU	Recommend Approval
20/505182/REM	Proposal: Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale being sought) for Phase 1 being landscaping, infrastructure work required to create development platforms across the site, and 22,884sqm of flexible Use Class B1(c)//B8 employment floorspace comprising of 7no. units on Plot A totalling 5,444sqm (Units A3 A9) and 4no. units on Plot B totalling 17,440sqm (Units B1-B4) pursuant to 17/502331/OUT - (Outline application for a mixed commercial development comprising B1(a), B1(b), B1(c) and B8 units, with a maximum floor space of 45,295 square metres (Access being sought)).CO - Richard Timms	Land at Woodcut Farm, Ashford Road, Hollingbourne, ME171XH	Recommend approval of the landscaping within the site boundaries. Reserve BPC's right to comment on the ingress and egress of traffic flow surrounding the site. BPC to make contact with KCC and Highways England on traffic matters.
20/505130/FULL	Demolition of garage and conservatory. Erection of single storey side and rear extensions, increase in ridge height to allow additional habitable space within roof, with gable to flank elevation, insertion of front dormer, front and rear rooflights and replacement doors and windows. Erection of front steps.	3, Ashford Road, Bearsted, ME14 4BP	Recommend Approval
20/505004/FULL	Installation of a ground-mounted solar array comprising 92no. panels, 1no. inverter, underground cabling and ancillary development thereto. CO - Adam Reynolds	Snowfield, Yeoman Lane, Bearsted, ME144DH	Recommend Approval

20/504993/TPO A	Tree Preservation Order application: Beech T3.5025/2016/TPO -5 metre height reduction and 4 metre spread reduction with final measurement of 10 metres in height with a 5 metre spread. Removal of lower growth below crown.	The Chalfont, 162A Ashford Road, Bearsted, ME144NB	Recommend Approval
20/505063/FULL	Erection of first floor rear extension. CO - Diane Chaplin	17, Tower Lane, Bearsted, ME144JH	Recommend Approval
20/504821/LBC	Listed Building consent for proposed sunken fire pit and alterations to North East first floor window plus omission of basement (revised scheme: 19/501974/LBC - Listed Building Consent for erection of a single storey rear extension and basement, including internal alterations. Alterations to fenestration along NE elevation, and to principle entrance/lobby, including insertion of conservation roof light. Installation of conservation roof lights to SW and NE elevations. Landscape alterations to front and rear gardens, including insertion of roof lights to serve basement level) (works started).	1, The Oasts, Bearsted, Maidstone, Kent, ME144EB	Recommend Approval
20/504820/FULL	Listed Building consent for proposed sunken fire pit and alterations to North East first floor window plus omission of basement (revised scheme: 19/501974/LBC - Listed Building Consent for erection of a single storey rear extension and basement, including internal alterations. Alterations to fenestration along NE elevation, and to principle entrance/lobby, including insertion of conservation roof light. Installation of conservation roof lights to SW and NE elevations. Landscape alterations to front and rear gardens, including insertion of roof lights to serve basement level) (works started).	1, The Oasts, Bearsted, Maidstone, Kent, ME144EB	Recommend Approval
20/504192/FULL	Conversion of the existing garage to a habitable space. Erection of a two storey side extension and a new front porch.	Aosta, The Street, Bearsted, ME144HH	Recommend Approval
20/504931/FULL	Erection of a single storey side extension (Retrospective)	1, Gault Close, Bearsted, ME158PG	Recommend Approval
20/504633/FULL	Demolition of conservatory and erection of single storey side and rear extension.	44, Spot Lane, Bearsted, ME158NX	Recommend Approval

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

Reference	Application	Address	Recommendations / Comments
20/505429/FULL	Erection of a two storey side and single storey rear extension, front porch and loft conversion with insertion of roof lights and rear dormer with Juliet balcony.	37 Willington Street ME15 8JR	Recommend Approval
20/505346/FULL	Demolition of existing garage, erection of a single storey side extension and creation of a first floor with side dormer windows and skylights, including new driveway with 3no. parking spaces.	2 Otteridge Road Bearsted ME14 4JP	Recommend Approval

#### 7. Scheme of Delegation

Agreed with unanimous vote. Recommendation to Finance and Full Council

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

Cllr Hannington to make contact with the site manager to recommend that they issue a press release to update residents on the development of the site.

**ACTION: Cllr Hannington**

#### 9. Local Plan Review - Call for sites

Cllr Hannington to contact Thurnham Parish Council's Chair of Planning regarding Land North of Ware Street and report back at next BPC Planning meeting.

Admin to recirculate Cllr Tribleys report on Call for Sites to committee.

8.40pm: Cllr Richard Ash left the meeting

8.41pm: Cllr Richard Ash returned to the meeting

**ACTION: Cllr Hannington / Admin**

#### 10. Future agenda items

Local Plan review – Call for sites

#### 11. Date for the next meeting: 20<sup>th</sup> January 2021

There being no further business to transact, the meeting ended at 20.54 hrs.

Signed.....

Date.....