

**Minutes of the Planning Committee meeting of Bearsted Parish Council held
remotely on
Wednesday 24th March 2021 at 7.30pm**

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

Also, in attendance was the Administrator Amy Bush and three members of the public.

Reports from members of the public

A member of the public spoke in support of application 21/501102/FULL.

Amendments to the original application were outlined. Concerns were addressed regarding over-development, and it was highlighted that there would be no impact on the original Bearsted Woodland Trust deed objectives. A soil and wildlife survey had concluded that the proposed site would be the best location for a car park.

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

Cllr Richard Ash declared an interest in applications 21/501172/FULL and 21/501075/FULL.

4. Signing of the Minutes of the last meeting

Minutes of the meeting 24th February 2021 were agreed and will be duly signed.

5. Administrator report.

The administrator reported on the planning application outcomes from January 21.
The TCA application process was outlined for councillors' information.

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

Reference	Address	Application	Recommendations / Comments
21/501102/FULL	Land Adjoining Gore Meadow and Gore Cottage, Ashford Road, Bearsted.	Creation of a permeable surfaced visitor car park in existing meadow field, including new access to A20 (resubmission of 20/506039/FULL).	<p>Recommended Approval with conditions: The proposed barrier shall be lockable and suitable to prevent vehicular access. The gate shall be locked during the night (from dusk until dawn)</p> <p>KCC Highways should be approached with a view to slowing traffic past the proposed new entrance to a maximum of 40 mph. BPC recommends that the restriction operates from the eastern limit of Bearsted's 30 mph restriction and extends a suitable distance to the east of the proposed new entrance</p> <p>It is recommended that a suitable condition or covenant is set in place to prevent the proposed parking area being developed for any other subsequent purpose beyond that of parking and providing a leisure amenity</p> <p>It is further recommended that Kent Police are approached to enable proper consideration of reasonable design measures to mitigate potential anti-social behaviour and misuse of the car park</p>
21/501108/FULL	12, Roseacre Lane, Bearsted, ME144HY	Erection of a two storey front extension with pitched roof and single storey front porch.	Recommend Approval

21/501089/FULL	Land Adjacent to 31, Willington Street, Bearsted, ME158JR	Erection of a three bedroom detached dwelling with parking.	<p>Recommend Refusal</p> <p>BPC objects strongly to this speculative proposal. The land is not unused as asserted in the application it provides local amenity and lines of sight for vehicles entering or leaving Biddenden Close. The land was designed and intended as local amenity to enhance the street scene as part of the development of Biddenden Close and should remain as such.</p> <p>Maidstone has an adequate supply of potential sites. This proposal is therefore not only poorly designed and damaging to local amenity, but it is also unnecessary.</p> <p>DM1 (poor design) The proposal is detrimental to the street scene, and would impact road safety through reduction in sight lines at the junction of Biddenden Close and Willington Street. The proposal reduces local amenity and is not in keeping with the original design and intent of the original development).</p> <p>DM2 (sustainable design) in that several mature trees would be lost and cannot be replaced within the constraints of the site.</p> <p>DM19 (loss of publicly accessible open space and recreation) - the proposal would remove valuable local amenity space</p> <p>DM22 Is unnecessary in the context of the Local Plan and increases housing density unnecessarily</p>
21/500681/FULL	4, Gault Close, Bearsted, ME158PG	Single storey front, side and rear extension.	Recommend Approval
21/501235/FULL	46, The Landway, Bearsted, ME144BG	Demolition of existing garage and wc, and erection of a part two storey, part single storey side and rear extension.	Recommend Approval
21/501232/FULL	43, Ashford Road, Bearsted, ME144BP	First floor side extension.	Recommend Approval
21/501172/FULL	7, Hampson Way, Bearsted, ME144AP	Erection of a single storey rear extension and rear dormer. Conversion of the existing garage to home office.	<p>Recommend Refusal</p> <p>DM1 (poor design) The proposed building is of inappropriate design and bulk and would both overshadow and deny natural light to the neighbouring property.</p>
21/500962/FULL	1, Gault Close, Bearsted, ME158PG	Erection of first floor side extension, creating rear canopy including internal alterations. Erection of log cabin in front garden.	Recommend Approval
21/501087/FULL	56, Fauchons Lane, Bearsted, ME144AH	New pitched roof to existing side and rear extensions to create first floor and the insertion of two rear dormers and roof lights to the front and side elevations.	Recommend Approval
21/501075/FULL	9, Aviemore Gardens, Bearsted, ME144BA	Retrospective application for conversion of garage into room and construction of part first floor front extension.	Recommend Approval
21/501092/FULL	9, Discovery Road, Bearsted, ME158HF	Erection of a single storey rear extension	Recommend Approval
21/501251/FULL	1 Yeoman Lane, Bearsted, ME14 4BU	Demolition of side extension. Erection of two 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.	Recommend Approval

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

No updates.

8. Local Plan Review - Call for sites

No updates.

Cllr Graeme Hannington left the meeting 20:39
Cllr Graeme Hannington returned to the meeting 20:40

9. Update on the Land West of Church Road Otham 19/501600/OUT

No updates.

10. Website Planning Tracker

It was agreed by unanimous vote to support the proposed Planning Tracker for the BPC website.

11. Future agenda items

Local Plan review – Call for sites

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

Website Planning Tracker

12. Date for the next meeting: 21st April 2021

There being no further business to transact, the meeting ended at 20.59 hrs.

Signed.....

Date.....