

## Minutes of the Planning Committee meeting of Bearsted Parish Council held at King George V Memorial Hall, Manor Rise, Bearsted on Wednesday 19<sup>th</sup> May 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 Clerk Erin Sugden, the Administrator Amy Bush and 14 members of the public.

### Reports from members of the public

A member of the public spoke in support of application 21/501731/OUT stating the access had been agreed by KCC and that the development would be private and not visible to neighbours.

Six members of the public spoke to oppose application 21/501731/OUT stating that the plan would set a precedent for back land development and that the application would harm local wildlife and compromise the privacy of many neighbours to the property.

A member of the public spoke to oppose application 21/501875/FULL stating that the development was not of good design, has insufficient parking and would set a precedent for further developments.

**1. Declarations of intention to record**

The Chairman 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 meeting 21<sup>st</sup> April 2021 were agreed and will be duly signed.

**5. Administrator report.**

The administrator reported on the planning application outcomes from March 2021 and updated the committee on the Planning Tracker.

**ACTION:** Admin to approach MBC regarding March outcomes.

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

| Reference      | Address                        | Application   | Recommendations / Comments   |
|----------------|--------------------------------|---|--|
| 21/501875/FULL | 48 Tydeman Road<br>Bearsted    | Erection of an attached one bedroom dwelling.   | Recommend Refusal DM1, DM9, DM11. BPC requests this application is called to the MBC planning committee if approval is favoured. |
| 21/501731/OUT  | 38 Ashford Road<br>Bearsted    | Outline application for the demolition of existing garages and erection of 1no. detached residential dwelling with associated driveway (access only being sought).  | Recommend Refusal DM1, DM9, DM11.  |
| 21/502377/FULL | 25 Manor Rise Bearsted         | Proposed demolition of existing single storey attached garage and the erection of a two storey side extension, single storey rear extension and alterations to the existing roof with the addition of 2no. dormers. | Recommend Approval   |
| 21/502097/FULL | 55 Greystones Road<br>Bearsted | Erection of a single storey front extension and conversion of garage to habitable space.  | Recommend Approval   |
| 21/502062/FULL | 2 Madginford Close<br>Bearsted | Erection of single storey rear extension with internal and external alterations.  | Recommend Approval   |
| 21/502194/FULL | 32 Discovery Road<br>Bearsted  | Erection of a single storey side extension with 1no. sky light and a new outbuilding.   | Recommend Approval<br>With a condition that the outbuilding should not be used as a permanent residential dwelling.              |
| 21/502202/FULL | 24 Yeoman Way<br>Bearsted      | Section 73 - Application for minor material amendment to approved plans condition 2 (to allow removal of front  | Recommend Approval.  |

|  |  |   |  |
|--|--|---|--|
|  |  | extension, widening of roof dormers and change of juliette balcony to window) pursuant to 17/504593/FULL for - Erection of a single storey front and a single storey rear extension. Construction of front and rear roof extension incorporating one dormer window to both side elevations, one window to front elevation and a Juliet balcony to rear elevation. |  |
|--|--|---|--|

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

| Reference      | Address               | Application   | Recommendations / Comments |
|----------------|-----------------------|---|----------------------------|
| 21/502439/FULL | 16 The Grove Bearsted | Demolition of existing conservatory and garage, and erection of part single, part two storey side and rear extension. | Recommend Approval         |

**7. Planning Conference**

Cllr Ash and Cllr Powell gave feedback from the planning conference attended 12<sup>th</sup> May 21.

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

Cllr Hannington confirmed the developer is on track to complete the first phase as scheduled.

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

No updates.

**10. Future agenda items**

Local Plan review – Call for sites.

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

**11. Date for the next meeting: 23<sup>rd</sup> June 2021.**

**There being no further business to transact, the meeting ended at 20.44 hrs.**

Signed.....

Date.....