



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Wednesday 24th November 2021 at 7.30pm

Present: Cllr Joanna Tribley (Vice Chairman)
Cllr Richard Ash MBE
Cllr Tom Jenkins
Cllr Adam Powell
Cllr Graham Norton

Also, in attendance were the Clerk, Erin Sugden and Administration, Joanne Upton.

Reports from members of the public

None.

1. Declarations of intention to record

The Vice Chair declared the meeting would be recorded for minuting purposes.

2. Apologies and absences

Apologies were received and accepted from Cllr G Hannington.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Tribley, Cllr Norton and Cllr Ash regarding membership to The Bearsted Woodland Trust.

4. Signing of the Minutes of the last meeting

Minutes of the meeting 22nd September 2021 were agreed and duly signed.

5. Administrator report

The Administrator shared the outcomes of planning applications. BPC in agreement with MBC 79%

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

Reference	Address	Application	Recommendations / Comments
21/505973/FULL	3 The Landway Bearsted Maidstone Kent ME14 4BD	Demolition of existing garage and erection of 1no. Timber framed double garage.	Recommend Approval
21/505992/FULL	Land Adjoining Gore Meadow And Gore Cottage Ashford	Creation of a permeable surfaced visitor car park in existing meadow field and widening of existing A20 access (Revised scheme to 21/501102/FULL)	Recommend Approval – with the following conditions to be included in the application: 1) additional security features incorporated into the design, such as night time closure of the car park or cctv etc to avoid anti social behaviour 2) provision for electric charging points to future proof the facility 3) provision for cycle racks 4) evaluation of the feasibility of a right hand turn lane on the A20 into the car park from the East to Westbound direction and a reduction of the speed limit here. 5) Condition 15 of the original car park approval to remain in place, namely that in the event of the car park ceasing to be used as such, the land reverts to its original appearance.
21/506056/FULL	Cross Keys Bungalow The Street Bearsted Maidstone Kent ME14 4HH	Erection of first floor extension with new roof and insertion of rooflights, alterations to fenestration and erection of replacement external access steps.	Recommend Approval

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

Reference	Address	Application	Recommendations / Comments
21/505870/FULL	The Retreat The Green Bearsted Maidstone Kent ME14	New dropped curb crossover and electric vehicle charging point	Recommend Refusal. Loss of parking bays.

7. Planning Training

Cllr R Ash MBE gave feedback on the KALC meeting he attended on 27th September 2021.
Cllr R Ash MBE gave feedback on the Planning Enforcement Training he attended on 20th September 2021.

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

Cllr Jenkins reported the development is progressing slowly.

9. Local Plan Review – Regulation 19 Consultation

Cllrs recommended continuing to support the Leeds/Langley bypass to help ease traffic through the village. Continue to support Thurnham Parish Council in objecting to the Ware Street development. Cllr Jenkins asked about sewage and drainage. Cllr Ash asked about the process of the consultation. Cllr Norton explained the process both for sewage and consultation.

ACTION: Cllr Tribley and Cllr Hannington to complete the Regulation 19 Consultation form and circulate to the planning committee for approval before submission.

10. Development of 14/506738/OUT (Barty Farm – The Sycamores)- (retaining wall)

Cllr Tribley reported that the original plans did not include a boundary wall therefore the developer is not responsible.

11. Correspondence from Resident – Land adjacent to 31 Willington Street

Email from Ian Parker requesting BPC continue to object to the revised planning application 21/505621/FULL. Requested an update on the emergency TPO sought by BPC, the developer states there is currently no TPO's on the trees.

ACTION: Admin to contact Cllr Spooner for an update on the TPO order and respond to the resident.

12. Future agenda items

Local Plan review – Regulation 19 Consultation.
Development of 19/501221/FULL (Land to The South of Cross Keys - Lilk Meadow)

12. Date for the next meeting: 25th January 2022.

There being no further business to transact, the meeting ended at 20.33 hrs.

Signed.....

Date.....