



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 25th January 2022 at 6.30pm

Present: Cllr Graeme Hannington (Chairman)
Cllr Richard Ash MBE
Cllr Tom Jenkins
Cllr Adam Powell
Cllr Graham Norton

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

Reports from members of the public

None.

1. Declarations of intention to record

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

2. Apologies and absences

Apologies were received and accepted from Cllr Joanna Tribley.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

There were no declarations of interest.

4. Signing of the Minutes of the last meeting

Minutes of the meeting 21st July 2021 were agreed and duly signed.

Minutes of the meeting 24th November 2021 were not signed as Cllr Tribley was not present.

5. Administrator report

The Administrator shared the outcomes of planning applications. BPC in agreement with MBC 72% Agreed procedure for out of committee applications, Chair to collate decisions to Admin for submission to MBC.

ACTION: Admin to set up Planning WhatsApp group to communicate more efficiently with members of the Planning Committee.

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

Reference	Address	Application	Recommendations / Comments
21/506865/FULL	20 The Orchard Bearsted Maidstone Kent ME14 4QL	Erection of 2 no. single storey rear extensions.	Recommend Approval – all in favour
21/506790/OUT	Land At Woodcut Farm Ashford Road Hollingbourne Kent ME17 1XH	Section 73 - Application for variation or condition 9 (office or research and development use floorspace) to require at least 7,500m ² of floorspace pursuant to 20/505195/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).	Recommend Approval – all in favour
21/506859/FULL	Land At Woodcut Farm Ashford Road Hollingbourne Kent	Approval of Reserved Matters for Phase 2 (Appearance, Landscaping, Layout and Scale being sought) to create 7,916 sqm of flexible Use Class E(g)(iii)/B8 employment floorspace, comprising of 4 units (A1, A2, A3 and A13) on Plot A, pursuant of 20/505195/OUT.	Recommend Approval – all in favour
21/506859/FULL	28 Aviemore Gardens Bearsted Maidstone Kent ME14	Erection of a single storey rear extension.	Recommend Approval – all in favour
22/500099/FULL	28A Manor Rise Bearsted Maidstone Kent ME14 4DB	Erection of a detached annexe in rear garden.	Recommend Approval – condition not to be used as a separate dwelling. – all in favour

22/500109/FULL	34 Tower Lane Bearsted Maidstone Kent ME14 4JH	Demolition of existing single storey rear extension and erection of a replacement single storey rear extension and three storey side extension, including loft conversion with rear dormers. Creation of new vehicular access and parking area to front of dwelling, allowing access to electric vehicle charging station (resubmission of 21/501861/FULL).	Recommend Approval – all in favour
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Plus, any additional applications received by the date of the meeting.

Reference	Address	Application	Recommendations / Comments
21/506882/FULL	65 Fauchons Lane Bearsted Maidstone Kent ME14 4AY	Conversion of garage into habitable space and erection of detached garage.	Recommend Approval – all in favour

7. **Ratify decisions on application 21/506660/FULL & 21/506499/FULL**
21/506660/FULL – recommend refusal decision ratified.
21/506499/FULL – recommend refusal decision ratified.
8. **Development of 19/501221/FULL (Land to The South of Cross Keys - Lilik Meadow)**
Cllr Jenkins reported the development is progressing slowly.
Cllr Hannington reported that the build looks to be of good quality.
9. **Local Plan Review – Regulation 19 Consultation**
Cllr Hannington and Cllr Ash confirmed the full report from MBC is due end of February / March 2022.
BPC planning committee will continue to review progress.
10. **Land adjacent to 31 Willington Street. TPO review MBC response**
Cllr Hannington confirmed that Cllr Spooner had requested emergency TPOs on the trees and are awaiting confirmation. Admin confirmed that all current planning applications and the appeal have now been declined by MBC.
11. **Proposed Article 4 Direction relating to the Green**
Cllr Spooner and Cllr Hannington have both written to MBC in support of the Article 4 Direction so that applications must go through the planning application process and not the permitted development process. This will be reviewed by the Planners at MBC on the 8th February 2022.
ACTION: Cllr Hannington to send a letter to raise concerns and to support Cllr Spooner's proposal, copies to be sent to Borough Councillors.
12. **Future agenda items**
Sale of Bearsted Library Building. Cllr Hannington has written to MBC requesting the property be removed from auction as there was no consultation with BPC. Cllr Hill has responded and confirmed they will investigate this. Cllr Hannington reported the Auction sign has already been removed.
Cllr Norton and Cllr Ash made a declaration of interest as they are signatories on the ABC process to keep this property as a village asset.
Local Plan Review
Tree felling behind Beech House, 178 Ashford Road, Bearsted. Urgent visit required. Potential damage to ancient woodland.
12. **Date for the next meeting: 1st March 2022.**

There being no further business to transact, the meeting ended at 18.55 hrs.

Signed.....

Date.....