

Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 29th March 2022 at 7.30pm

Present: Cllr Adam Powell (Chairman)
Cllr Richard Ash MBE (Vice Chair)
Cllr Joanna Tribley

Also, in attendance was the Administrator, Joanne Upton.

Reports from members of the public

One resident spoke in favour of application 22/500345/FULL. His opinion was that the view into the neighbouring garden has not changed since the decking area was installed. The view is the same from the decking, conservatory and windows as it was previously.

One member of the public spoke against application 22/500345/FULL. Their opinion was that the new decking infringes on the privacy in the garden. They feel the open-ended decking could encourage vermin. They feel that there could be a compromise with lowering the height of the decking and moving it away from the fence as there is insufficient drainage. They confirmed that the owner had offered to install a higher fence to aid privacy but that this was not acceptable. Their opinion is that the side window also increases noise and reduces privacy into their garden.

1. Declarations of intention to record

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

2. Apologies and absences

Apologies were received and accepted from Cllr Hannington
Apologies were received from Cllr Jenkins.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Ash and Cllr Tribley confirmed knowing the applicant for application 22/500786/FULL but as there is no significant interest and they have not been lobbied they are able to vote on the application.

4. Signing of the Minutes of the last meeting

Minutes of the meeting 1st March 2022 were agreed and duly signed

5. Administrator report

The Administrator shared the outcomes of planning applications.

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

Reference	Address	Application	Recommendations / Comments
22/500345/FULL	8 Nethermount Bearsted Maidstone Kent ME14 4FE	Retrospective application for the replacement and reconfiguration of patio to the rear of the house, and the erection of a small gazebo with surrounding decking.	Recommend Refusal – loss of privacy to neighbours garden. Proposed by Cllr Ash, Seconded by Cllr Tribley. 2 in favour 1 against.
22/500552/FULL	Chestnut Cottage 3 Hog Hill Bearsted Maidstone Kent	Demolition of shed and erection of single storey side/rear extension with associated alterations to side rooflight, landscaping and boundary fencing.	Recommend Approval All in favour
22/501139/FULL	17 Copsewood Way Bearsted Kent ME15 8PL	Demolition of existing conservatory and erection of a single storey rear extension, remodelling of the rear roof with the additions of gables to create additional first floor accommodation, relocation of the front door and remodelling of the front lower roof, recladding of front dormers and insertion of roof lights.	Recommend Approval All in favour
22/500786/FULL	30 Cross Keys Bearsted Kent ME14 4HU	Change of use from open space to residential use. Creation of vehicular crossover with cell pave ap, insertion of drop kerb, removal of front walls to create parking area.	Recommend Approval All in favour

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

Reference	Address	Application	Recommendations / Comments
22/500880/FULL	2 Oak Croft Bearsted Maidstone Kent ME14 4GF	Alterations to front of property to extend gravel driveway to create one additional parking space and extension of existing pathway. Replacement of guttering. (Part retrospective)	Recommend approval All in favour

7. Old Library/ School Masters House

No updates on who has purchased the property.

8. Local Plan Review – Regulation 19 Consultation

Cllr Ash confirmed the proposal has gone through. Cllr Tribley questioned if the Ware Street development has been approved. No update has been received to confirm this. The administrator will investigate the Ware Street development and report back at the next meeting.

ACTION: ADMIN

9. Enforcement case: ENF/22/500061/TREEP2

No update and nothing on the register. Cllr Tribley received an email confirming further investigation is required.

10. Land West of Church Road, Otham ME15 8SB 19/506182/FULL

An appeal has been lodged by Bellway Homes. The Planning Inspectorate has decided that the appeal will be determined on the basis of a Public Inquiry. Previous comments by BPC will be forwarded, by MBC Planning Department to the Planning Inspectorate so no further action is required.

11. Report on Ecology and Biodiversity training attended by Cllr Ash.

Cllr Ash gave feedback on the planning training he attended on 7th March 2022.

11. Future agenda items

Old Library/School Master House

Local Plan Review

Tree felling behind Beech House, 178 Ashford Road, Bearsted. Urgent visit required. Potential damage to ancient woodland.

Land West of Church Road, Otham 19/506182/FULL, update on Public Inquiry.

12. Date for the next meeting: 26th April 2022.

There being no further business to transact, the meeting ended at 20.10 hrs.

Signed.....

Date.....