

Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 26th April 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

None.

- 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 and Cllr Jenkins.
- 3. Declaration of Interests, Dispensations, Predetermination or Lobbying**
None
- 4. Signing of the Minutes of the last meeting**
Minutes of the meeting 29th 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
22/501576/FULL	23 Roseacre Lane Bearsted Kent ME14 4JA	Erection of a part single/part two storey side extension (Revised scheme to 21/504840/FULL).	Recommend Approval – All in favour
22/501628/FULL	37 Ashford Road Bearsted Kent ME14 4BP	Demolition of existing conservatory, erection of a single storey rear extension and part conversion of garage to habitable space.	Recommend Approval – All in favour
22/501673/FULL	181 Ashford Road Bearsted Maidstone Kent ME14 4NE	Demolition of existing double garage and erection of a new garage with first floor habitable space with rear dormer and roof lights to the front.	Recommend Approval providing it will not be used as a separate dwelling for letting or sale. All in favour
22/501614/FULL	Land West Of Church Road Otham Kent ME15 8SB	Proposal: Section 73 - Application for Variation of condition 30 (to vary the trigger point for the delivery of the Willington Street/Deringwood Drive improvements, to prior to occupation of 100 units, rather than prior to commencement above floor slab level) pursuant to application 19/506182/FULL (allowed on appeal) for - Residential development for 421 dwellings with associated access, infrastructure, drainage, open space and landscaping.	Recommend Refused – All in favour
22/501791/TPOA	29 The Landway Bearsted Maidstone Kent ME14 4BE	Tree Preservation Order application: Robinia pseudoacacia - To reduce in height by 2.5m (to leave a height of 10m) and to reduce lateral spread by 1m only (20%). Deadwood to be removed. (As attached Arboricultural Report).	Recommend Approval – All in favour
22/501318/FULL	7 Sandy Mount Bearsted Maidstone Kent ME14 4PJ	Erection of part single part two storey side extension.	Recommend Approval – All in favour
22/501762/FULL	4 The Orchard Bearsted Maidstone Kent ME14 4QL	Loft conversion into a habitable with the insertion of a second floor side elevation window with clear glazing and opening below 1.7m from the finished floor level to match existing window directly below.	Recommend Approval – All in favour

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

Reference	Address	Application	Recommendations / Comments
22/501511/FULL	2 Greensand Road Bearsted Maidstone Kent ME15 8NY	Demolition of existing garage and conservatory and erection of a single storey rear extension and side wraparound extension.	Recommend Approval – All in favour

7. Old Library/ School Masters House

The property has been purchased to be developed as a single dwelling. No further updates and no planning application has yet been received.

8. Local Plan Review – Regulation 19 Consultation

Cllr Tribley would like to view the Local Plan and confirm if the Ware Street development is still included. Admin reported that appointments to view the local plan can be made at local libraries. Office to confirm which library and where this can be viewed.

ACTION: ADMIN

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

Cllr. Tribley advised that the resident had Tree Surgeons attending the property on the 12th and 21st April as agreed with MBC Tree and Landscape team to fix the damage already caused and confirmed that the resident has re-seeded the area damaged by the diggers. The resident is to confirm the work with photos to Maidstone Borough Council.

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

New application 22/504614/FULL was discussed in item 6 and the Committee confirmed it will continue to recommend refusal.

11. Future agenda items

Enforcement case: ENF/22/500061/TREEP2, 178 Ashford Road

12. Date for the next meeting: 24th May 2022.

There being no further business to transact, the meeting ended at 19.52 hrs.

Signed.....

Date.....