



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 24th May 2022 at 7.30pm

Present: Cllr Adam Powell (Chairman)
Cllr Richard Ash MBE (Vice Chair)
Cllr Pat Marshall MBE

Also, in attendance was the Administrator, Joanne Upton.

Reports from members of the public

One resident spoke in favour of application 22/500345/FULL. Parts of the planning application are retrospective as the work was undertaken by the previous owner and when they purchased the property it was missed that planning permission was required, as this work is over 10 years old it is now technically lawful. Her opinion is that the height of the decking area and perceived change in privacy is the same as it was previously and referenced several 'over the fence neighbourly conversations' both with themselves and the previous owners. One resident spoke against application 22/500345/FULL. They have an issue with the raised decking outside of the conservatory where she states there was no patio previously only a walkway. The offered screening would be ugly, intrusive and dominating and would not alleviate their concerns for the lack of privacy, They are also concerned how they would be able to maintain their fence as the decking butts right up to it.

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, Cllr Tribley and Cllr Jenkins.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Ash declared that he had visited the resident at 9 Nethermount, regarding application 22/500345/FULL to understand the implications of the decking, He confirmed he has no interest so will be voting.

4. To appoint committee Chair and Vice Chair

Cllr Ash proposed to elect Cllr Powell as Chairman, seconded by Cllr Marshall and agreed with all in favour. Cllr Marshall proposed to elect Cllr Ash as Vice Chair, seconded by Cllr Powell and agreed with all in favour.

5. Signing of the Minutes of the last meeting

Minutes of the meeting 26th April 2022 were agreed and duly signed

6. Administrator report

The Administrator shared the outcomes of planning applications.

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

Reference	Address	Application	Recommendations / Comments
22/501790/LBC	26 Ware Street Bearsted Kent ME14 4PQ	Listed Building Consent for the erection of a single storey rear extension, demolition of existing.	Recommend Approval – all in favour
22/502146/FULL	26 Copsewood Way Bearsted Kent ME15 8PL	Demolition of garage and erection of a single storey front, side and rear extension.	Recommend Approval – all in favour
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 with proposed privacy screen; the erection of a gazebo with surrounding decking; the erection of an orangery; and the part conversion of the integral garage to a utility room and WC	Recommend Refusal – all in favour. BPC finds all aspects of the application acceptable except the height of the decking
22/502262/FULL	4 Romney Close Bearsted Maidstone Kent ME14 4LU	Erection of a single storey front extension and an entrance porch.	Recommend Approval – all in favour

22/502428/TPOA	Brynteg 13A Yeoman Lane Bearsted Kent ME14 4BX	Tree Preservation Order application: T1 Large Copper Beech Reduce by 20% (to nearest growth point) & reshape. N 8m to 6.5m, S 5m to 4m, E 7.5m to 5m, W 6m to 5m. The tree has been heavily pruned in the passed and is sun scorched on top the branches. The works are maintenance purposes and reduce the load.	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
22/502313/FULL	St Faiths Bungalow St Faiths Lane Bearsted ME14 4JN	Demolition of existing bungalow and garage and erection of two storey dwellinghouse with integral garage.	Recommend Approval – all in favour
22/502378/TPOA	12 Lenside Drive Bearsted Maidstone Kent ME15 8UE	TPO application to reduce height of one Common Alder to 10.5m, and reduce lateral spread to these final dimensions: N: 6.5m, S: 3m, E: 5.5m, W: 3m(no change); remove deadwood.	Recommend Approval – all in favour

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

Cllr Powell and the Administrator both confirmed they have not received any updates regarding this issue and to review again in June as Cllr Tribley usually receives the updates on this issue.

9. Local Plan Review – Regulation 19 Consultation

The Administrator confirmed that MBC have advised that both Bearsted & Madginford library have the plan and it can be viewed there. Cllr Ash will visit to review to confirm if the Ware Street development has been included.

ACTION: CLLR ASH

10. Terms of Reference

Cllr Ash proposed the wording in item one be amended to include Kent County Council and Maidstone Borough Council, agreed with all in favour. The Administrator will amend and review at the next committee meeting for signing.

ACTION: ADMIN

11. Future agenda items

Enforcement case: ENF/22/500061/TREEP2, 178 Ashford Road
Local Plan Review, update from Cllr Ash on Ware Street development
Terms of Reference, to review and sign

12. Date for the next meeting: 28th June 2022.

There being no further business to transact, the meeting ended at 19.58 hrs.

Signed.....

Date.....