



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 28th June 2022 at 20.00pm

The meeting commenced at 20.17 hours, following an Extraordinary meeting of the Full Council.

Present: Cllr Richard Ash MBE (Vice Chair)
Cllr Joanna Tribley
Cllr Tom Jenkins

Also, in attendance was the Administrator, Joanne Upton.

Reports from members of the public

A resident explained the planning permission for developing a property on their land however they are struggling to determine a water supply and requested the council consider allowing a water supply to be routed under the Copse and footpath owned by Bearsted Parish Council. South East Water have confirmed they could connect a water supply from Roseacre Lane.

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 Powell.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Tribley advised they are friends with the residents of St. Faiths Lane but she has not been lobbied and has not predetermined the application.

4. Signing of the Minutes of the last meeting

Minutes of the meeting 24th May 2022 were agreed and duly signed

5. Administrator report

The Administrator confirmed the outcomes had been emailed to councillors prior to the meeting.

Cllr Ash proposed to move item 7 forward, agreed with all in favour.

7. St. Faiths Lane

Cllr Ash stated that this is not a planning committee decision and should be directed to our legal advisor. Cllr's Tribley and Jenkins agreed and suggested the resident provide a scope of works to Cllr Powell for further investigation.

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

Reference	Address	Application	Recommendations / Comments
22/502613/FULL	4 Winifred Road Bearsted Maidstone Kent ME15 8NR	Erection of a garden gate and fence (Retrospective).	Recommend refusal – all in favour
22/502871/LBC	Sutton House Sutton Street Bearsted Kent ME14 4HP	Listed Building Consent for internal and external alterations, including opening up of existing window openings into full height door openings.	Recommend approval – 2 in favour and 1 against
22/502915/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 (Resubmission 21/506056/FULL).	Recommend approval – 2 in favour and 1 against

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

Reference	Address	Application	Recommendations / Comments
22/502930/FULL	9 Otteridge Road Bearsted Kent ME14 4JR	Loft conversion including front and side dormers, insertion of 2no. rooflights, and rear hip to gable roof alterations.	Recommend approval – all in favour
22/502339/FULL	178B Ashford Road Bearsted Kent ME14 4NB	Insertion of a drop kerb and creation of a new front driveway to serve 178B Ashford Road, including the demolition of existing front wall and gate. Insertion of dropped kerb to serve 178A Ashford road, and creation of an access path to serve nos. 180 and 180A Ashford	Defer decision – all in favour Councillors felt some information was missing or inconsistent

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

Cllr Tribley and the Administrator both confirmed they have not received any updates regarding this issue and to review again in July.

9. Local Plan Review – Regulation 19 Consultation

Cllr Ash confirmed that the Station Housing and Ware Street developments were still included in the Local Plan.

10. Terms of Reference

The Terms of Reference were agreed and signed.

11. Future agenda items

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

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

There being no further business to transact, the meeting ended at 20.54 hrs.

Signed.....

Date.....