



## Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 29<sup>th</sup> November 2022 at 7.30pm

Present: Cllr Richard Ash MBE (Vice Chair)  
Cllr Joanna Tribley  
Cllr David Hall  
Cllr Graeme Hannington

Also, in attendance was the Administrator, Joanne Upton.

### Reports from members of the public

There were 3 members of the public present at the meeting. 1 member of the public spoke regarding planning application 22/504433/FULL. The resident stated that she had sent a letter of complaint to BPC which had not been responded to by the planning committee. She queried why the planning committee had recommended approval for the application without discussing it at a meeting. She advised the committee that the height of the decking, which was the reason BPC recommended refusal twice before had not changed so could not understand why we would now recommend approval.

#### 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 for Cllr Powell.

#### 3. Declaration of Interests, Dispensations, Predetermination or Lobbying

There were none.

#### 4. Signing of the Minutes of the last meeting

Minutes of the meeting 25<sup>th</sup> October 2022 were agreed and duly signed

#### 5. Administrator report

The Administrator reported that application 22/505115/TPOA had not been responded to MBC as only two out of committee decisions were received in time.

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

Cllr Ash apologised to the resident that the complaint had not been responded to and agreed to discuss application 22/504433/FULL, explaining that he recommended approval only if BPC had not received any complaints from other residents. The Administrator confirmed the office had not received any correspondence. Cllr Tribley, explained to the resident that the committee had wrongly assumed that the issues had been resolved between the neighbours with the privacy screen/fencing as we had not received any correspondence. Cllr Hannington explained the process and why decisions are made outside of meetings, due to MBC deadlines. The committee agreed they would contact MBC to reverse their recommendation for this planning application which was approved with all in favour.

Reference	Address	Application	Recommendations / Comments
22/505236/FULL	3 The Landway Bearsted Kent ME14 4BD	Proposed new boundary treatment consisting of brick walls and timber gates	Recommend Approval with all in favour
22/505220/FULL	35 Bodsham Crescent Bearsted Maidstone Kent ME15 8NL	Loft Conversion incorporating dormer window to frontage and to rear.	Recommend Approval with all in favour
22/505343/FULL	Hillcroft Mount Pleasant Drive Bearsted Kent ME14 4LA	Erection of single storey side/front extension and new dormer roof extension to existing roof	Recommend Approval with all in favour
22/505385/OUT	Land At Woodcut Farm Ashford Road	Section 73 - Application for variation of condition 14 of application 21/506790/OUT to require the approved off-	Recommend Approval with all in favour

	Hollingbourne Kent ME17 1XH	site footway/cycle works to be carried out by 31st March 2023 rather than prior to occupation. (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).	
22/505286/FULL	The White Horse Inn The Green Bearsted Kent ME14 4DL	Retention of replacement fence panels with minor alterations (Retrospective).	Recommend Approval with all in favour
22/505435/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, boundary treatments, planting details and erection of replacement external access steps with new retaining wall.	Recommend Approval with all in favour
22/505384/FULL	15 Copsewood Way Bearsted Maidstone Kent ME15 8PL	Removal of existing garage and erection of single storey front, side and rear extension including rooflights.	Recommend Approval with all in favour

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

Reference	Address	Application	Recommendations / Comments
DC/1/RLHEVVTYJ4K0F	Tarafder Bari Spot Lane Bearsted Kent ME15 8PR	Erection of two storey side and single storey side/rear extension.	Recommend Approval with all in favour
22/505473/FULL	94 Birling Avenue Bearsted Kent ME14 4LL	Erection of a single storey front and side extension, and demolition of existing detached garage (Revision to Planning Permission ref: 22/500903/FULL)	Recommend Approval with all in favour
KCC/MA/0184/2022	Bearsted Library, Station House, Ware Street, Bearsted, Maidstone, Kent ME14 4PH	Renewal of temporary change of use of former station master's house to enable continued use of the site as a public library (use class D1) for a further period of up to 5 years.	Recommend Approval with all in favour

**7. Enforcement case: ENF/22/500061/TREEP2**

Cllr's Ash and Tribley and the Administrator confirmed there have been no further updates.

**8. Local Plan Review**

Nothing to comment on the information that was sent to councillors. It was suggested to keep this on the agenda for January's meeting as there may be an update by that time.

**9. Design & Sustainability Plan (Regulation 18)**

Cllr Tribley stated that it was frustrating to read about sustainable transport when we do not have support for our train and bus services within the village. Cllr Ash confirmed that comments can be made by 12<sup>th</sup> December. It was agreed that each member of the committee will prepare a response and Cllr Ash will collate and respond.

**ACTION: ALL COMMITTEE MEMBERS**

**10. Newnham Court/ Aldi Planning**

The Administrator confirmed the office had not yet received a planning application; Cllr Tribley advised that Boxley Parish had also not received a planning application. It was agreed that the Administrator would respond to the resident.

**ACTION: ADMINISTRATOR**

**11. Future agenda items**

Local Plan Review

**12. Date for the next meeting: 24<sup>th</sup> January 2023.**

**There being no further business to transact, the meeting ended at 20:16 hrs.**

Signed.....

Date.....