



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 28th February 2023 at 7.30pm

Present: Cllr Richard Ash MBE (Chairman)
Cllr David Hall
Cllr Frank Jagger
Cllr Mark Peters

Also, in attendance was the Administrator, Amy Bush.

Reports from members of the public

The Administrator read a letter from a resident relating to application 23/500560/FULL.

- 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 duly noted from Cllr Chris Waters.
- 3. Declaration of Interests, Dispensations, Predetermination or Lobbying**
None.
- 4. To elect a committee Chairperson**
Cllr Hall nominated Cllr Ash, this was seconded by Cllr Jagger. Cllr Richard Ash MBE was elected as Chairman of the committee with all in favour.
- 5. To elect a committee Vice Chairperson**
Deferred.
- 6. Signing of the Minutes of the last meeting**
Minutes of the meeting 29th November 2022 were agreed and duly signed.
- 7. Administrator report**
The Administrator explained the office process for tracking the planning application outcomes. The chart will be updated as soon as time permits.
- 8. Planning Applications for consideration** (Town and Country Planning Act 1990 s1p8)

| Reference | Address | Application | Recommendations / Comments |
|----------------------|---|---|---|
| 23/500560/FULL | Beech House 178B Ashford Road Bearsted Maidstone Kent ME14 4NB | Garage conversion into a habitable space. First floor extension above existing northern part of dwelling with raised eaves and ridge height and a front dormer. | Recommend Refusal DM1 & DM9 No obvious changes from previous application to the roof height. |
| 22/502885/FULL/TEYAR | Vine Cottage Sutton Street Bearsted Kent ME14 4HP | Demolition of an existing garage and outbuilding and construction of part single, part two storey rear and side extensions and associated works. Appeal in process – BPC recommended approval in Sept. MBC refused. | Recommend approval |

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

| Reference | Address | Application | Recommendations / Comments |
|-----------|---------|-------------|----------------------------|
| | | | |

- 9. Local Plan Review**
Noted by the committee.

- 10. Cornerstone request for base station**
The committee do not object to the request but raise questions on why other locations where not suitable. e.g. on higher ground to the North of Bearsted and/or less residential areas such as by the new commercial development near junction 8.
ACTION: Office to include suggestions in response.
- 11. To receive an update from Cllr Ash on Countryside Policy training**
Cllr Ash reported on some of the policies discussed at the training session.
- 12. Levelling-up and Regeneration Bill**
No comments from the committee.
- 13. Planning breach at the Old Library**
The committee voted to support the information supplied by Bearsted and Thurnham society and agree that a planning breach has occurred.
ACTION: Office to send comments to MBC re breach of Planning conditions
- 14. Planning application 22/505992/FULL**
The committee note the application and support the objection raised by Thurnham Parish Council.
ACTION: Office to write to Thurnham PC to let them know BPC is in support of their objection
- 15. Future agenda items**
Local Plan Review.
MBC Gypsy and Traveller consultation.
- 16. Date for the next meeting: 28th March 2023.**

There being no further business to transact, the meeting ended at 20.36 hrs.

Signed.....

Date.....