



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 30th May 2023 at 7.30pm

Present: Cllr Richard Ash MBE (Vice Chairman)
Cllr David Hall
Cllr Sean Turner
Cllr Chris Waters

Also, in attendance were the Acting Clerk, Joanne Upton, Cllr Val Springett and 3 members of the public. The Acting Clerk took the Chair.

Reports from members of the public

One member of the public spoke about application 22/504433/FULL, explaining that at no time have they deliberately acted outside of the legal process. This is a new application based on recommendations from MBC Planning Officers, to change the materials used to provide privacy screening, with trellis and planting, which is more in keeping and resolves 'overlooking' issues between the two properties. Explanations were provided that prior to the decking being installed there was already a privacy issues between the two properties as shown in the photographs provided. All other properties in Nethermount have fences higher than 2.4 meters to enable privacy and the lower fence between numbers 8 & 9 has always been an anomaly. The conservatory, built by the previous owners was built on the original patio and as witnessed by Cllr Ash allows direct sight into the garden of number 9 Nethermont and anyone standing in the garden of number 9 can see directly into the property of number 8 Nethermont. This is due to the existing unacceptable low fence. The lack of privacy existed previously and has not been caused by the addition of the decking.

A second member of the public spoke against application 22/504433/FULL, an application was refused in June 2022 due to the proposed privacy screen. The decking extends over the original steps providing an outdoor area for activities that would be intrusive due to the lack of privacy, created by the height of the decking. The decking has been built with no gap to allow maintenance and feels this has caused damage to their fence. With the proposed privacy screening the overall height of the fence would be an unacceptable 3.1 meters high, they are objecting to the decking on the grounds of loss of amenity and that the fence with privacy screening would be dominating and overbearing. A third member of the public stated that the work had been carried out with no consideration for laws and procedures.

1. **Declarations of intention to record**

The Acting Clerk declared the meeting would be recorded for minuting purposes.

2. **Apologies and absences**

Apologies and reasons were received and duly noted from Cllr Mark Peters.

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 Waters, with no other nominations this was resolved with three in favour and one abstention.

Cllr Richard Ash took the Chair.

5. **To elect a committee Vice Chairperson**

Cllr Ash nominated Cllr Turner, this was seconded by Cllr Hall, with no other nominations this was resolved with three in favour and one abstention.

6. **Signing of the Minutes of the last meeting**

Minutes of the meeting 25th April 2023 were agreed and duly signed.

7. **Administrator report**

Nothing to report.

8. **Briefing from MBC Planning Enforcement Officer**

Cllr Ash advised that the Planning Enforcement Officer had sent her apologies for being unable to attend tonight's meeting. This item will be deferred until the next committee meeting.

9. Calling Applications to the MBC Planning Committee

The Acting Clerk asked the committee if they could decide at the time of recommendation on an application whether they would want it called to committee should the MBC Planning Officer make a different decision to BPC's recommendation. Cllr Ash proposed to make this decision at the time of recommendation, this was seconded by Cllr Waters and resolved with all in favour.

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

Reference	Address	Application	Recommendations / Comments
22/504433/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 (Resubmission of 22/500345/FULL).	Cllr Hall proposed to make 'no comment', this was seconded by Cllr Ash and resolved with 3 in favour and 1 against. The application has already been called to the MBC Planning Committee
23/502046/FULL	12 Ryan Drive Bearsted Maidstone Kent ME15 8UD	Demolition of existing conservatory and erection of a single storey rear extension.	Recommend Approval. Resolved with all in favour. Do not call to Committee.
23/502023/FULL	Mote Croft Church Lane Bearsted Maidstone Kent ME14 4EE	Demolition of conservatory and erection of 1.5 storey side extension and first floor front extension, roof alterations and changes to fenestration. (Re-submission of 23/500553/FULL)	Recommend Approval. Resolved with all in favour. Do not call to Committee.
23/502272/FULL	144 Ashford Road Bearsted Maidstone Kent ME14 4NA	Replacement of conservatory with the erection of a single storey rear extension.	Recommend Approval. Resolved with all in favour. Do not call to Committee.
23/502195/FULL	12 Plantation Lane Bearsted Maidstone Kent ME14 4BH	Garage conversion into a habitable space. Erection of a single storey side , first floor rear and side extension including changes to fenestration.	Recommend Approval. Resolved with all in favour. Do not call to Committee.
23/502318/FULL	12 Blenheim Close Bearsted Maidstone Kent ME15 8LD	Removal of existing garage. Erection of a single storey side / rear extension including 2no. rooflights and changes to fenestration.	Recommend Approval. Resolved with all in favour. Do not call to Committee.
22/502339/FULL	178B Ashford Road Bearsted Kent	Insertion of a drop kerb and creation of a new front driveway to serve 178B Notification of Appeal Lodged with the Planning Inspectorate 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 Road.	Cllr Hall proposed to make 'No Comment', this was seconded by Cllr Ash and resolved with 3 in favour and one against. This is an appeal so BPC do not need to provide comment.

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

Reference	Address	Application	Recommendations / Comments

11. 23/501633/Full – 5 Nursery Avenue.

Cllr Ash proposed for the Planning Officer to make the decision and not to call it to Committee, this was seconded by Cllr Hall and resolved with all in favour.

12. Planning Application list on BPC website

The Acting Clerk advised the Committee that the mapping system on the planning portal on our website provided by Hugofox was not always correct and could the Committee consider if a link to the MBC planning portal would be sufficient instead of using this external service. Cllr Turner stated that current planning applications should still be listed on our website. Cllr Hall proposed to stop using Hugofox to provide the planning portal, our website should list current applications with a link to MBC website. This was seconded by Cllr Ash and resolved with all in favour.

ACTION: OFFICE

13. Process for the application comments due between meetings

Cllr Ash and The Acting Clerk explained that decisions are sometimes required in between meetings and it is important for members to respond with recommendations by the deadline to allow BPC to comment. Cllr Waters stated that all applications should be discussed in a meeting to allow for valuable discussion between members and to allow residents the opportunity to voice concerns. The Acting Clerk explained that BPC are usually given 21 days to comment on applications. Cllr Springett agreed to speak to MBC to see if the process can be changed to allow all applications to be reviewed at Committee meetings.

ACTION: CLLR SPRINGETT

14. Aldi Store Application

Cllr Hall suggested that opposing the application on grounds of traffic would be difficult as there are plans to widen the road. The Committee advised the Acting Clerk to respond to the resident to advise that BPC are not formal consultees as the application as it is not within the Parish.

15. Planning Training for Committee members.

Cllr's Waters and Turner requested to attend the Planning Training.

ACTION: OFFICE

16. Local Plan Review

Cllr Springett advised the Committee that the consultation is on going and once finished the decision will be with the Inspector as to whether to remove the land north of Ware Street from the Local Plan.

17. MBC Gypsy and Traveller consultation

Cllr Ash advised the Committee that this has already been reviewed and no longer needs to be on the agenda.

18. Future agenda items

Court Farm, Thurnham.

19. Date for the next meeting: 27th June 2023.

There being no further business to transact, the meeting ended at 20.48 hrs.

Signed.....

Date.....