



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 27th June 2023 at 7.30pm

Present: Cllr Richard Ash MBE (Chairman)
Cllr Sean Turner
Cllr Chris Waters
Cllr Val Springett

Also, in attendance were the Deputy Clerk, Amy Bush, and one member of the public.

Reports from members of the public.

None

1. Declarations of intention to record

The Deputy 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.
Apologies from Cllr Chris Waters for his late attendance was received and duly noted.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

None.

4. To elect a committee Vice Chairperson

Item deferred to next meeting.

5. Co-option to Committee

Cllr Ash proposed to co-opt James Day as a non-elected member of the Planning Committee.
This was agreed with all in favour. James Day joined the meeting.

6. Signing of the Minutes of the last meeting

Minutes of the meeting 30th May 2023 were agreed and duly signed.

7. Deputy Clerk report

The Deputy Clerk raised the challenges BPC continue to face with the 21-day application cycle.
Cllr Val Springett to discuss possible solutions with MBC to enable BPC to review more applications at Committee meetings.

ACTION: CLL VAL SPRINGETT

8. Briefing from MBC Planning Enforcement Officer

The Deputy Clerk advised that the Planning Enforcement Officer had sent her apologies as she was no longer able to attend tonight's meeting. This item will be deferred until the next committee meeting.

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

Reference	Address	Application	Recommendations / Comments	Committee Call Request
23/502646/FULL	21 Tasker Close	Removal of existing garage. Erection of a single storey side extension, attached new garage to side extension and part rear extension	Recommend Approval	No
23/502541/FULL	Dinard Sandy Lane	Loft conversion with roof extension and including 4 no. rooflights.	Recommend Approval	No
23/501490/FULL	4 Oak Croft	Installation of solar array and cabinet to serve Snowfield, Yeoman Way, Bearsted, Kent ME14 3DH	Recommended Approval	No
23/502490/FULL	58 Cross Keys	Demolition of conservatory, part rear extension. Erection of single storey rear extension.	Recommend Approval	No

Cllr Chris Waters arrived to the meeting at 7.56pm.
Cllr Val Springett stood down as a reserve at 7.56pm.

23/502608/FULL	2 Copsewood Way	Demolition of conservatory, part rear extension. Erection of single storey rear extension.	Recommend Approval	No
23/502678/FULL	2 Copsewood Way	Demolition of existing garage and store. Erection of 1no. detached chalet style bungalow with associated garden, vehicle access, parking, vehicle charging point, cycle store, boundary fencing and landscaping.	Recommend Refusal Overdevelopment of site. No clarity provided on the intention of use.	Yes - If the officer is minded to approve BPC would request this application is called to MBC planning committee
23/502700/FULL	16 Sandy Mount	Enlargement of porch and addition of front porch canopy.	Recommend Approval	No
23/502701/FULL	16 Sandy Mount	Demolition of garage and erection of a part two storey, part single storey side and rear extension, and erection of a full length front canopy	Recommend Approval	No

10. Scheme of Delegation

- a) To agree a statement of principles for sustainability to be included in the Scheme of Delegation. A vote was taken with all in favour to include the following statement: BPC expect sustainability to be incorporated into the design of all applications and bio-diversity enhancements are encouraged.
- b) To agree a statement of procurement procedures to be included in the Financial Regulations. It was discussed and agreed this item was not relevant to the Planning Committee.

11. Planning Application list on BPC website

It was voted with 2 in favour 1 against to remove the Hugo Fox function from the website and replace this with a link to the MBC portal with instructions on use.

ACTION: OFFICE**12. Planning Training for Committee members**

Cllr Val Springett has agreed to support new Cllrs with some training.
Office to update new Cllrs on KALC and Maidstone training sessions when available.

ACTION: OFFICE AND CLLR SPRINGETT**13. Court Farm Thurnham**

Cllrs discussed the issues that have been raised in conjunction with the planning application.

14. Local Plan Review

Cllrs discussed the latest update confirming the stage 2 hearing was complete and modifications were ongoing.

15. MBC Gypsy and Traveller consultation

Awaiting outcome of consultation.

16. Future agenda items

To Elect a Vice Chair person
Revise wording for Planning Committee Scheme of delegation statement
Local Plan
Court Farm
MBC Gypsy and Traveller consultation
Planning enforcement officer report

17. Date for the next meeting: 25th July 2023.

There being no further business to transact, the meeting ended at 21.17 hrs.

Signed.....

Date.....