



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 25th July 2023 at 7.30pm

Present: Cllr Richard Ash MBE (Chairman)
Cllr David Hall
Cllr James Day

Also, in attendance was the Deputy Clerk, Amy Bush, Sue King from the MBC Planning Enforcement team, two Maidstone Borough Councillors and two members of the public.

Reports from members of the public.

A member of the public addressed the Council to object to planning application 23/502806/FULL. They state that the proposed plan is not in line with residential extension policies.

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 Sean Turner and Cllr Chris Waters.

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

None.

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

Item deferred to next meeting.

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

Minutes of the meeting 27th June 2023 were agreed and duly signed.

The committee voted with all in favour to move item 7 as the next agenda topic.

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

The MBC Planning Enforcement team leader joined the meeting to share a presentation that included the objectives of her team, the processes they follow and how cases are logged and responded to.

The BPC Planning committee thanked the officer for attending and sharing a helpful insight into the role of enforcement.

The committee voted with all in favour to move item 8 as the next agenda topic stating with application 23/502806/FULL.

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

Reference	Address	Application	Recommendations / Comments	Committee Call Request
23/502806/FULL	Orchard Cottage 43 Plantation Lane Bearsted	Conversion of garage to office and gym and shower room. Erection of single storey rear extension, insertion of rooflights and alterations to windows and doors.	Residents have raised concerns. Therefore BPC propose no comment but would ask the planning officer to see that the application meets the Residential extensions SPD policies and policy DM 19 (Residential extensions, conversions and redevelopment within the built up area) and DM 11 (Residential Garden land), which the residents have referred to	No
23/502639/FULL	39 Yeoman Way Bearsted	Demolish an existing single glazed aluminium conservatory including base. Replace with a white PVCu double glazed conservatory with fully insulated base and walls	Recommend Approval	No
23/502571/FULL	26 Spot Lane Bearsted	Erection of a two storey infill front extension.	Recommend Approval	No
23/502833/ADV	Land To The South Of Cross Keys Bearsted Kent	Advertisement Consent for 2no. non-illuminated free standing elevated main signs.	Recommend Approval	No

23/502902/FULL	The Coach House Church Lane Bearsted Maidstone Kent ME14 4EE	Erection of rear timber orangery and removal of chimney.	Recommend Approval	No
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Plus, any additional applications received by the date of the meeting.

23/503229/FULL	13 Mallings Drive Bearsted ME14 4HB	Erection of a Garden Office and Garden Store.	BPC propose no objections, but wish to say that although the development is behind a high hedge it is forward of the building line for 2 roads (being on a corner plot).	No
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6. Deputy Clerk report

The Deputy Clerk shared some correspondence from a resident concerning work undertaken to a tree that holds a preservation order. She explained that the issue had been addressed with MBC by Cllr Val Springett. The resident will be kept updated.

ACTION: CLL VAL SPRINGETT

9. Scheme of Delegation

Cllr Richard Ash proposed amendments to the wording to be included in the Scheme of Delegation. This was agreed with all in favour and will be highlighted at the next Full Council meeting during the planning committee update

10. Planning application review during recess

It was agreed due to the recess period that applications with a comment deadline ahead of the next Planning Committee meeting would be circulated by email to members and reserve members. Final recommendations and comments will be submitted to MBC by the office.

ACTION: COMMITTEE MEMBERS & OFFICE

11. Planning Training for Committee members

Cllr Richard Ash and Cllr James Day to attend upcoming KALC training. All committee members to register with the Royal Town Planning Institute so training can be attended. MBC are due to start their own training sessions again, BPC Cllrs to attend once available.

ACTION: COMMITTEE MEMBERS & OFFICE

12. Court Farm Thurnham

Awaiting the Traffic Impact Report.

13. Local Plan Review

Cllrs discussed the latest updates including the Planning Inspectorate letter with proposed main modifications. The committee note that no sites have been removed. The latest updates can be found here: [Local Plan Updates](#)

14. MBC Gypsy and Traveller consultation

Still in process, awaiting outcome of consultation.

15. Future agenda items

To Elect a Vice Chair person
Local Plan
Court Farm
MBC Gypsy and Traveller consultation
Planning enforcement officer report
Amend Deputy Clerk report to Office and Chairman report

16. Date for the next meeting: 26th September 2023.

There being no further business to transact, the meeting ended at 21.03 hrs.

Signed.....

Date.....