



## Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 26<sup>th</sup> September 2023 at 7.30pm

Present: Cllr Richard Ash MBE (Chairman)  
Cllr Sean Turner  
Cllr James Day

Also, in attendance was the Deputy Clerk, Amy Bush.

### 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 Martha Monday 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 25<sup>th</sup> July 2023 were agreed and duly signed.

**6. Office and Chairman Report**

The Chairman requested for a training log to be set up by the office to record the sessions attended by each committee member.

ACTION: Office

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

Reference	Address	Application	Recommendations / Comments	Committee Call Request
23/503607/FULL	42 Tydeman Road ME15 8LU	Erection of new garage building	Recommend Approval	No
23/503616/FULL	81 Birling Avenue ME14 4LN	Erection of a single storey rear/side extension and changes to fenestration.	Recommend Approval	No
23/503741/TPOA	Beech House 178B Ashford Road ME14 4NB	TPO Application to complete works as provided on tree requirements document received 14.08.2023.	No recommendation from Bearsted Parish Council. They only comment that the planning officer should take into account the visual impact of the works bearing in mind that the application is in a special landscape area.	No
23/503768/FULL	36 Biddenden Close ME15 8JP	Erection of a single storey rear extension.	Recommend Approval	No
23/503016/TPOA	Majors Wood Ashford Road ME14 4NG	TPO Application to complete works to multiple trees as per tree conditions report (received 02.08.2023).	Recommend Approval	No
23/503827/FULL	Bearsted Scout Group Church Landway ME14 4NE	Erection of replacement storage building.	Recommend Approval	No
23/503922/TPOA	15 Sandy Mount ME14 4PJ	Tree Preservation Order Application - Maple (T1) - Whole crown reduction back to previous pruning points. To provide sufficient clearance to property. Before height 35ft to 25ft after, Before width 30ft to 20ft after.	Recommend Approval	No

23/503919/FULL	14 Windmill Heights ME14 4QE	Partial demolition of existing conservatory and erection of single storey rear extension.	Recommend Approval	No
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Plus, any additional applications received by the date of the meeting.

23/504288/FULL	180A Ashford Road Bearsted Maidstone Kent ME14 4NB	Erection of single storey front and rear extensions and raise existing flat roof.	Recommend Approval	No
23/504223/FULL	9 Tower Lane Bearsted Kent ME14 4JJ	Demolition of existing garage and lean-to and erection of a two storey side extension, single storey side extension, and a two storey front extension, including alterations to fenestration.	Recommend Approval	No

**8. Planning Training for Committee members**

MBC training sessions scheduled – Cllr Ash to attend 12<sup>th</sup> Oct, Cllr Turner to attend 4<sup>th</sup> Dec.

Office to discuss breakout sessions for newer members with Cllr Springett. Training to include reading and understanding the documents on the MBC planning portal.

**ACTION: Committee members & office**

**9. Court Farm Thurnham**

Decision date extended until 2<sup>nd</sup> Oct to allow the applicant to submit a Traffic Impact Assessment Statement.

**10. Local Plan Review**

The Planning Inspectorate has completed the main modifications. Expected to be adopted January 2024. The latest updates can be found here: [Local Plan Updates](#)

**14. MBC Gypsy and Traveller consultation**

Second call for sites in process.

**15. Future agenda items**

To Elect a Vice Chairperson.

Other local applications and consultations including: Local Plan and Court Farm.

Planning Training.

**16. Date for the next meeting: 24<sup>th</sup> October 2023.**

**There being no further business to transact, the meeting ended at 20.14 hrs.**

Signed.....

Date.....