



Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 30th January 2024 at 7.30pm

Present: Cllr Richard Ash MBE (Chairman)
Cllr Martha Monday
Cllr James Day
Cllr Chris Waters

Also, in attendance was the Deputy Clerk, Amy Bush, the Administration Assistant Lauren White, 10 members of the public, 2 representatives from DHA Planning and Cllr Val Springett.

Reports from members of the public.

Cllr Stephen Thompson addressed the Council regarding the application in Thurnham 23/505534/FULL which would see disruption to both Parishes including the movement of 300 lorry loads of materials accessing Water Lane. He asked BPC to support objections to the application.

Two members of the public spoke to oppose the retrospective planning application 20/505824/FULL. They commented that the building work completed varied considerably to the original plans. That the home now looks like a brand new build, that it is much bigger than stated and disproportionate to the surrounding properties.

1. **Declarations of intention to record**

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

2. **Apologies and absences**

None.

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

None.

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

Minutes of the meeting 24th October 2023 were agreed and duly signed.

5. **Office and Chairman Report**

The Deputy Clerk recapped on the Planning Consultation Responses sheet received from MBC.

The Chairman reported the follow:

MBC have a backlog of TPO applications due to shortness of staff but this should improve as a full team has now been appointed.

As Chairman of Planning Cllr Ash will seek a vote from Full Council to pass no comment on the Minerals and Waste consultation as this part of the local plan are not relevant to Bearsted.

Comparisons were made on the applications received by BPC since May 2023. 89% of the comments passed to MBC were in line with the final decision on each application.

The application 23/505534/FULL that was brought to the Committee attention by Cllr Springett and raised by Cllr Thompson at the beginning of the meeting was discussed. BPC agree that they should support their neighbouring Parish with any objections they raise.

6. **DHA planning presentation - revised proposal for Snowfield, Yeoman Lane.**

DHA presented the revised plans for the barn at Snowfield, Yeoman Lane. The amendments included a reduction to the height and size of the structure. They reassured neighbouring residents that the submitted plans will include the full landscape of the site with surrounding properties. They advised that the owners wanted the barn to be aesthetically pleasing and a thatched roof would be an attractive feature approaching the conservation area. They also note that the building remains screened after the removal of 3 trees The application will be submitted in the next 2 weeks and DHA welcome any feedback.

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

The Chairman proposed to bring application 23/505824/FULL to the top of the list. This was agreed with all in favour.

Reference	Address	Application	Recommendations / Comments	Call Request
23/505824/FULL	62 Bramley Crescent	Retrospective application for the replacement of front dormer window.	Recommend Refusal if the officer is minded to approve as building varied considerably to the original plans.	YES

20.03 Cllr Springett joined the meeting as a visiting member.

23/505676/FULL	34 Tower Lane	Erection of single storey rear extension and loft conversion with insertion of a Juliet balcony, 2no. rooflights to front elevation and dormer window to rear elevation.	Recommend Approval	NO
24/500011/TPOA	Fairmeadow Church Lane	Tree Preservation Order Application : T1, Silver Birch (dead/dying), Fell. T2, Silver Birch, Felled in 2019, A new tree was planted in 2020. Information for records. T3 -Walnut(dead/dying), Fell.	No objection or comment as discrepancies in application	NO
23/505797/FULL	47 Madginford Road	Erection of single storey rear extension with hip to gable roof extension and loft conversion including dormer to front and box dormer to rear.	Recommend Refusal if officer is minded to approve	YES
23/505467/FULL	Bearsted And Thurnham Bowling Club Church Landway	Remove 6no existing floodlight units on 6no existing columns and replace with 4no LED floodlights- one on each existing corner column. Existing floodlights on 2no centre columns will be removed. Existing 2no centre columns will remain as electrical cabling passes through these columns.	Recommend Approval	NO
24/500014/FULL	Wayland House Roseacre Lane	Demolition of existing garage and carport, and erection of single storey side, front and rear extensions.	Recommend Approval	NO
24/500156/FULL	6 Olivers Row The Street	Demolition of existing rear projection and erection of single storey pitched roof side and rear extensions with 6no. rooflights.	Recommend Approval	NO
24/500153/SUB	Land Off Church Landway	Submission of details to discharge condition 4 - Construction Management Plan and 5 - NET Biodiversity Gain, Subject to 23/504017/FULL	Defer until further reports are added to application	
24/500083/FULL	35 Ragstone Road	Erection of single storey front and rear extensions	Recommend Approval	NO
24/500107/FULL	74 Ragstone Road	Garage conversion into a habitable room. (Retrospective)	Recommend Approval	NO
24/500179/FULL	16 Yeoman Lane Bearsted	Demolition of existing garage. Erection of part single, part two storey side and rear extension. Erection of rear canopy and 7ft high side and rear boundary fence.	Recommend Approval	NO

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

24/500133/FULL	34 The Grove, Bearsted,	Proposed first floor side extension and ground floor rear extension with removal of existing conservatory.	Recommend Approval	NO
24/500264/FULL	Courtlands 46 Yeoman Way,	Erection of single storey rear extension.	Recommend Approval	NO

8. Over-Arching Conservation Area Management Plan

Cllr Ash and Cllr Monday to attend the training on Monday 5th February and will report back to the committee.

9. Planning Training for Committee members

Cllr Ash reported that the training he attended on Design Guidance was not relevant to BPC.

He advised that the slides from the Landscape and Biodiversity had been circulated to all committee members for their reference.

10. Other planning applications and consultations

a) Local Plan

The Chairman advised that the Final Report was due early 2024.

b) Court Farm

Awaiting update.

11. Future agenda items

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

Planning Training and update from Over-Arching Conservation Area Management Plan meeting.

12. Date for the next meeting: 27th February 2024.

There being no further business to transact, the meeting ended at 20.56 hrs.

Signed.....

Date.....