



**Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 25<sup>th</sup> February 2025 at 7.30pm**

Present: Cllr Richard Ash MBE (Chairman)  
Cllr Clive English  
Cllr Martha Monday  
Cllr Carolyn Smith  
Cllr Chris Waters

Also, in attendance was the Clerk, Joanne Upton and two members of the public.

**Reports from members of the public.**

**There were no reports.**

**1. Declarations of intention to record**

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

**2. Apologies and absences**

There were none.

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

There were none declared.

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

The minutes of the meeting on 28<sup>th</sup> January 2025 were agreed as a true record and signed by the Chairman.

**5. Office and Chair report**

There was nothing to report.

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

Reference	Address	Application	Recommendations / Comments	Call Request
25/500274/FULL	Roundwell Cottage Roundwell Bearsted Kent ME14 4EU	Enlargement of 2no. side dormers	Recommend approval – resolved with all in favour	No
25/500314/FULL	Bearsted Parish Council Madginford Community Hall Egremont Road Bearsted Kent ME15 8LH	Erection of a single storey side/rear extension to form a new reception, office and 2no. store rooms.	No Comment as BPC application	
25/500410/FULL	11 Fauchons Close Bearsted Kent ME14 4BB	Demolition of existing conservatory and erection of a single storey rear extension including 1no. roof light.	Recommend approval – resolved with all in favour	No
25/500439/FULL	32 Yeoman Way Bearsted Kent ME15 8PH	Erection of a single storey side and rear extension including changes to fenestration	Recommend approval – resolved with all in favour	No
25/500446/FULL	21 Birling Avenue Bearsted Kent ME14 4AT	Removal of the existing conifer hedge and erection of a 1.95m high boundary fence 1m away from the western boundary adjacent to Hampson Way.	Ask what the net biodiversity impact and if a loss what additional mitigation is in place – resolved with all in favour	Yes
24/504933/FULL	2 Hill Cottage Roseacre Lane Bearsted Kent ME14 4JX	Erection of part single storey/ part two storey rear extension. Erection of a wooden covered area/veranda attached to the side of the dwelling. (Part retrospective).	Comment this is overdevelopment with an approximate 50% increase in size and the design should be subservient to the neighbouring property. – Recommend refusal - resolved with 3 in favour and 2 abstentions.	Yes

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

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**7. Kent Minerals & Waste Local Plan 2024-29**

Cllr English confirmed only the waste part of the policy applied to Bearsted Parish. The waste policy aims to cut the amount of waste generated.

**10. Other Planning Applications and Consultations**

Local Plan: Cllr English advised that the review date is likely to be after a Unitary Council is created. MBC are working on a Landscape Character Assessment to help protect areas, this assessment will give value to land based on biodiversity and the character of the land and can help to determine planning applications.

**12. Future agenda items**

Other local applications and consultations including: Local Plan

**13. Date for the next meeting: 25<sup>th</sup> March 2025.**

**There being no further business to transact, the meeting ended at 20.00 hrs.**

**Signed.....**

**Date.....**