

Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 29th April 2025 at 7.30pm

Present: Cllr Richard Ash MBE (Chairman)
Cllr Martha Monday
Cllr Kapil Kaushik
Cllr Carolyn Smith

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

Reports from members of the public.

No reports.

1. Declarations of intention to record

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

2. Apologies and absences

Apologies were received and noted from Cllr Waters. Cllr English was absent.

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 25th February 2025 were agreed as a true record and signed by the Chairman.

5. Office and Chair report

The Chairman noted that the Kent Minerals and Waste Policy has been passed by KCC.

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

Reference	Address	Application	Recommendations / Comments	Call Request
25/501073/FULL	201 Merton Road Bearsted Kent ME15 8LP	Erection of a single storey front and side extension including 1no. roof light.	Recommend Approval	No
25/501478/REM	Glenrowan House Roundwell Bearsted Kent ME14 4HL	Approval of reserved matters (appearance, landscaping, layout and scale sought) for erection of 2(no) dwellings pursuant to 21/506239/OUT (allowed at appeal).	Recommend Approval	No
25/501290/TPOA	Snowfield Yeoman Lane Bearsted Kent ME14 4DH	TPO application to provide works as per the Woodland Management Strategy	Recommend Approval	No
24/504572/FULL	Hillbeck Residential Home Roundwell Bearsted Kent ME14 4HN	Erection of single storey infill extension to existing patio area to provide residents lounge, and a single storey rear extension to provide 6 No. additional bedrooms with ensuite bathrooms.	Recommend Approval	No
25/501502/FULL	Beech House 178B Ashford Road Bearsted Kent ME14 4NB	Erection of a raised patio (retrospective).	No Comment	No

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

25/501287/OUT	Cherry Tree House Church Lane Bearsted Kent ME14 4EF	Outline application (with all matters reserved) erection of 2(no) four bedroom detached houses with associated double garages, 2(no) parking spaces and turning area.	Recommend Approval. Advise planning officer of error in CIL document	No
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7. Planning and Infrastructure Bill Introduced to Parliament

Noted, however the bill does not affect Bearsted as no areas available for development. Can be removed from future agendas.

8. Design and Sustainability Development Plan

MBC has withdrawn the plan as it had not reached an advanced stage and is no longer required. 3 supplementary planning documents will be created to cover necessary content.

9. Other planning applications and consultations

Update from Cllr English deferred.

10. Future agenda items

11. Date for the next meeting: 27th May 2025.

There being no further business to transact, the meeting ended at 19.57 hrs.

Signed.....

Date.....