

Minutes of the Planning Committee meeting of Bearsted Parish Council held at Madginford Hall, Bearsted on Tuesday 30th September 2025 at 7.00pm

Present: Cllr Richard Ash MBE (Chair)
Cllr Kapil Kaushik
Cllr Jodie Pottage
Cllr Carolyn Smith

Also, in attendance was the Deputy Clerk and 3 members of the public.

Reports from members of the public.

A member of the public spoke to highlight his presence in relations to 68 Egremont Road. He would happily answer any questions that arise.

Another member of the public attended to draw the Councils attention to the flags featuring on lamp posts on Willington Street and the Ashford Road. He asked whether they require planning permission. The Chairman explained that this was discussed at the last Full Council Meeting with KCC confirming they do not object unless public property is vandalised. The member of the public would like it raised at the next Full Council meeting as felt the community mostly objected.

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 Monday.

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 27th May 2025 were agreed as a true record and signed by the Chairman.

5. Office and Chair report

The Deputy Clerk checked all members had received the additional application to review – 6 Rosemary Road. The Chairman reported 86% of the applications reviewed by BPC since May aligned with the decisions made by MBC. He went on to update the committee on his attendance at the MBC Planning Committee meeting at the Town Hall. He put forward objections related to 24/504518/FULL - 13 Spot Lane. Although two members supported the objections the majority approved, and the application was granted permission.

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

Cllr voted with all in favour to move 68 Egremont to the top of the list.

| Reference | Address | Application | Recommendations / Comments | Call Request |
|----------------|---|--|---|--------------|
| 25/503625/FULL | 68 Egremont Road Bearsted Kent ME15 8NA | Demolition of existing garage, erection of single storey side and rear extensions, a front porch, and installation of in-roof solar pv panels. | Recommend Approval | No |
| 25/503579/FULL | 15 The Landway Bearsted Kent ME14 4BE | Erection of front porch, a two-storey and single storey rear extension, garage conversion and changes to fenestration | Recommend Approval | No |
| 25/503640/FULL | 184 Merton Road Bearsted Kent ME15 8LN | Conversion of existing garage into habitable space and erection of a single storey front extension | Recommend Approval | No |
| 25/503722/FULL | Hillbeck Residential Home Roundwell Bearsted Kent ME14 4HN | Section 73 - Application for variation of condition 7 (to allow revised Biodiversity Net Gain Plan, including purchase of secure off-site credits, as 20% net gain cannot be achieved on site) pursuant to 24/504572/FULL for - Erection of single storey infill extension to existing patio area to provide residents | Recommend Approval. Comment: Possible off set to be within the Parish. | No |

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| | | lounge, and a single storey rear extension to provide 5 no. additional bedrooms with ensuite bathrooms. | | |
| 25/503720/FULL | 58 Roseacre Lane Bearsted Kent ME14 4JG | Erection of a two storey front extension including porch and installation of first floor rear extension. | Recommend Approval | No |
| 25/503745/SUB | 30 Tower Lane Bearsted Kent ME14 4JH | Submission of details pursuant to condition 4 - Bio-Diversity, in relation to planning permission 24/505227/FULL | Recommend Approval | No |
| 25/503794/FULL | 24 Tower Lane Bearsted Kent ME14 4JH | Demolition of existing canopy, erection of two storey side extension, addition of bay window and porch, installation of Photo Voltaic panels to roof, installation of 3no. sun tunnels and alterations to fenestration. | Recommend Approval | No |
| 25/503773/FULL | Land To The South Of Cross Keys Bearsted Kent | Section 73 - Application for variation of condition 14 (to allow landscaping to be implemented in accordance with the phasing programme approved under discharge of Condition 13 (ref: 24/503168/SUB)), and minor material amendment to approved plans condition 23 (to allow change of house type to plot 24, including alterations to external appearance and internal layout), pursuant to permission 19/501221/FULL - (Section 73 application relating to erection of 30 no. open market homes and associated garaging, and erection of 20 no. affordable homes, construction of access road and bridge, and provision of open space, ecology park and new public footpath. Demolition of 24 bay garage court and redevelopment to provide a 16 bay garage court and amenity storeroom). | Recommend Approval | No |
| 25/503894/FULL | 179 Ashford Road Bearsted Kent ME14 4NE | Erection of a first floor rear extension and insertion of two side dormer windows. | Recommend Approval | No |
| 25/503920/TPOA | 2 Little Orchard Bearsted Kent ME14 4FF | TPO application to reduce one Copper Beech tree (T1) from height of 14m to 12m, reduce radial spread all round from 4.5m to 3m, and remove any deadwood. | Recommend Approval | No |
| 25/503920/TPOA | 2 Little Orchard Bearsted Kent ME14 4FF | TPO application to reduce one Copper Beech tree (T1) from height of 14m to 12m, reduce radial spread all round from 4.5m to 3m, and remove any deadwood. | Recommend Approval | No |

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

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| 25/503980/FULL | 6 Rosemary Road, Bearsted, ME15 8NN | Erection of a part two storey part single storey rear extension including insertion of 1no. roof light to rear elevation. | Recommend Approval | No |
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7. Future agenda items

Standing items

8. Date for the next meeting: 28th October 2025

There being no further business to transact, the meeting ended at 19.34 hrs.

Signed.....

Date.....