



The Bearsted & Thurnham Society

The Residents Association for the Civil Parishes of Bearsted and Thurnham



% The Chairman
Bearsted & Thurnham Society
92 Ashford Road
Bearsted
Kent ME14 4LT

MBC Planning Support Service
Maidstone House
King Street
Maidstone
Kent ME15 6JQ

17 April 2019

Dear Sirs,

19/501221/FULL - Section 73 application (MMA) to amend approved plans condition to include altering road layout, layouts to plots 17, 18, 19, 20 and design of plots 16, 17, 25, 27, 28, 31-39, 43 and associated works of planning permission 14/504795/FULL (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) - Land to the south of Cross Keys, Bearsted, Kent.

We write to comment on the proposed amendments to the approved plans for development on land to the south of Cross Keys, Bearsted.

We request that the Planning Officer pays close attention to the re-orientation of proposed houses which would result in them being closer to existing properties in Sutton Street. The re-orientation appears to be driven by the need to accommodate an amended road layout. The reasons for the amendment are not explained. Nonetheless, should that be considered essential, proposed houses bordering properties on Sutton Street should be no closer than those shown on the approved plans. Furthermore, the location of windows should be amended to prevent the loss of privacy to the properties on Sutton Street.

We also request that the Planning Officer considers the proposed changes to the building volume and roof heights on a significant number of proposed houses. The increased mass of the buildings and increased heights, by up to 1.5m, will have a detrimental effect on houses in Sutton Street. The effect of the proposed change to Plot 25 on Sutton House is of particular concern. Listed Buildings such as this should be afforded the greatest level of protection from ill-conceived developments.

Our attention has been drawn to proposals to adopt lower quality building materials for some of the new properties. We request that a Condition be applied to require all external finishes to be as stated in the original application, or to an agreed higher standard.

We note that Conditions under which permission was granted in respect of Application Reference 14/504795/FULL are yet to be discharged, notably in relation to the treatment of surface water and flooding. In view of the reasonable concerns of residents who are well aware that the land has been subjected to regular flooding for many years, it is essential that these conditions are carried forward to this new Application.

Yours sincerely,

Caroline Vanhecke
Chairman