

Meopham Parish Council

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A Civility & Respect
Pledge Council

To Members of the Planning Application Working Group of Meopham Parish Council

You are hereby summoned to attend a virtual meeting via **Teams** of the **Planning Applications Working Group of Meopham Parish Council** on **Tuesday 23 June 2026 @ 7:00pm**. Papers have been circulated for items marked with (*)

All recommendations made by the Working Group will be actioned under delegated authority to the Clerk in accordance with s101 of the Local Government Act 1972.

Please use the QR code to access the meeting via teams:



Yours faithfully

Lisa Winter

Amy Brown

Lisa Winter
Clerk and Responsible Financial Officer
Date of Issue: Thursday 18th June 2026

Amy Brown
Assistant Clerk

AGENDA

1. **To elect the Chairman for the meeting**
2. **Apologies for Absence:** To receive and accept apologies
3. **Declarations of Members' Interests:** To receive declarations of pecuniary and non-pecuniary interests
4. **Planning Applications:** To consider and agree responses on the following planning applications (*)

20260141 - Land North Of Cherry Trees Ridge Lane Meopham Gravesend Kent

Retrospective change of use for the siting of 4 pitches for Gypsy / Traveller occupation to include one static, one touring caravan and one amenity building on each pitch. Associated changes in land levels and hard / soft landscaping.

20260511 - 30 New Road Meopham Gravesend Kent DA13 0LS

Demolition of front porch and rear and side conservatories. Erection of a front porch and erection of a single storey side and rear extension with 4 roof lights.

20260493 - Three Trees Newlands Lane Culverstone Gravesend Kent DA13 0RD

Conversion of existing garage into habitable space and erection of a first floor extension, incorporating an increase in roof height, installation of dormer to rear, side/rear extensions and alterations to fenestration.

20260479 - The Old Forge Wrotham Road Meopham Gravesend Kent DA13 0JE

Application for Listed Building Consent; Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, ceilings at first floor and loft. Removal of existing asbestos and impermeable plaster / paints. Additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room. Removal of an internal door and installation of a sliding door to bedroom 4. Re-decoration of existing modern windows to be finished in white paint.

20260461 - Little Cottage Ridge Lane Meopham Gravesend Kent DA13 0DP

Erection of a self-build detached dwelling and retention and change of use of existing building for ancillary gym/office/store use to main dwelling.

20260548 - Maycroft Wrotham Road Meopham Gravesend Kent DA13 0HT

Erection of garage in front garden.

20260555 - Forge House Wrotham Road Meopham Gravesend Kent DA13 0AT

Demolition of existing porch; erection of front porch, installation of UPVC windows at front and side; and erection of front boundary wall/railings/gate.

20260299 - Harvel House Farm Cafe Harvel House Farm Harvel Lane Meopham Gravesend Kent DA13 0DH

Retrospective application for change of use of six buildings from agricultural use multiple uses (Building A - Farm shop/Cafe, Building B - Storage & Preparation rooms, Building C - Cafe, Building D - Pizza kitchen, Building E - Ice cream shop, storage and sweet shop, Building F - Toilets) and changes to buildings including new windows, doors and other works.

20260337 - Hard Times Rhododendron Avenue Meopham Gravesend Kent DA13 0TU

Erection of two storey side/rear extension with 3 no. dormer windows in northern side roof slope, 2 no. dormer windows in southern side roof slope and two rooflights in front roof slope; erection of dormer window in rear roof slope and front porch; conversion of, and first floor extension to, existing garage to form habitable space connected to the extended dwelling; and erection of double garage in front garden.

20260481 - 2 Ashleigh Close Meopham Gravesend Kent DA13 0TS

Erection of extension to existing dormer in side roof slope to enlarge first floor habitable accommodation.

20260608 - 11 Nursery Road Meopham Gravesend Kent DA13 0NE

Erection of a garage extension.

Please note comments do not need to be submitted on these, our existing comments are passed to the Planning Inspectorate.

2026/014/NONDET - Blackthorn Farm Wrotham Road Meopham Gravesend Kent

Outline planning application for up to 100No. residential dwellings (including affordable housing), with all matter reserved except for access and creation of a new access from A227/South Street. Reference number 20250802. Inspectorate number 6007106.

6. **Planning Decisions:** To note the Planning Decision lists issued by Gravesham Borough Council for April – May 2026 (*)

Number	Extension requested	Reference No	Address	Proposal	Comments from Cllr	Working Group Decision	GBC decision	Appeal Y/N	Appeal Decision
1	Yes	20260141	Land North Of Cherry Trees Ridge Lane Meopham Gravesend Kent	Retrospective change of use for the siting of 4 pitches for Gypsy / Traveller occupation to include one static, one touring caravan and one amenity building on each pitch. Associated changes in land levels and hard / soft landscaping.	Cllr Bramer - Object on grounds of inappropriate development in greenbelt, lack of supporting documents regarding ecology and waste water management, starting work in advance of planning approval and apparent deviation from the submitted plans.				
2	Yes	20260511	30 New Road Meopham Gravesend Kent DA13 0LS	Demolition of front porch and rear and side conservatories. Erection of a front porch and erection of a single storey side and rear extension with 4 roof lights.	Cllr Watson - No objections				
3	Yes	20260493	Three Trees Newlands Lane Culverstone Gravesend Kent DA13 0RD	Conversion of existing garage into habitable space and erection of a first floor extension, incorporating an increase in roof height, installation of dormer to rear, side/rear extensions and alterations to fenestration.	Cllr Bramer - Object on grounds of overdevelopment of the site and being out of keeping with the street scene				
4	Yes	20260479	The Old Forge Wrotham Road Meopham Gravesend Kent DA13 0JE	Application for Listed Building Consent; Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, ceilings at first floor and loft. Removal of existing asbestos and impermeable plaster / paints. Additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room. Removal of an internal door and installation of a sliding door to bedroom 4. Re-decoration of existing modern windows to be finished in white paint.	Cllr Watson - No objections				
5	Yes	20260461	Little Cottage Ridge Lane Meopham Gravesend Kent DA13 0DP	Erection of a self-build detached dwelling and retention and change of use of existing building for ancillary gym/office/store use to main dwelling.	Cllr Bramer - Object on grounds of overdevelopment of this greenbelt site given the proposed retention of the existing dwelling as ancillary accommodation.				
6	Yes	20260548	Maycroft Wrotham Road Meopham Gravesend Kent DA13 0HT	Erection of garage in front garden.	Cllr Watson - No objections				

7	No	20260555	Forge House Wrotham Road Meopham Gravesend Kent DA13 0AT	Demolition of existing porch; erection of front porch, installation of UPVC windows at front and side; and erection of front boundary wall/railings/gate.	Cllr Buchanan - And sits well back from the A227. It is in a conservation area and is not listed. There have been a number previously approved applications at this property 1955-2021. The proposed upgrade to the windows at the front and side would be very similar in appearance to the current UPVC windows at the ear and other side. The demolition and rebuilding of the front porch would give an additional approximate 1.5 square metres. The new front door would be similar in appearance as the current one. The proposed railings and gate will give extra security to the property. I do not believe that these alterations would have any or little impact on the Conservation Area and I have no objection.				
8	No	20260299	Harvel House Farm Cafe Harvel House Farm Harvel Lane Meopham Gravesend Kent DA13 0DH	Retrospective application for change of use of six buildings from agricultural use multiple uses (Building A - Farm shop/Cafe, Building B - Storage & Preparation rooms, Building C - Cafe, Building D - Pizza kitchen, Building E - Ice cream shop, storage and sweet shop, Building F - Toilets) and changes to buildings including new windows, doors and other works.	Cllr Bramer - This is a retrospective application for the numerous changes of use on the site since it was a functioning farm and farm shop in the green belt for which no permission was sought or awarded to the applicants. The changes have been in use for a number of years, particularly the cafe, toilets and sweetshop (recently relocated.) The cafe and additional retail outlets appear to be well used and support local employment. In the documents presented there does not appear to be any clear justification for the changes made. However, the question of whether the change of use was legitimate and should be approved retrospectively is a legal one on which the parish council does not feel qualified to comment. Cllr Watson - Declined comment due to precuniary interest Cllr Goffon -				
9	No	20260337	Hard Times Rhododendron Avenue Meopham Gravesend Kent DA13 0TU	Erection of two storey side/rear extension with 3 no. dormer windows in northern side roof slope, 2 no. dormer windows in southern side roof slope and two rooflights in front roof slope; erection of dormer window in rear roof slope and front porch; conversion of, and first floor extension to, existing garage to form habitable space connected to the extended dwelling; and erection of double garage in front garden.	Cllr Bramer - This property is situated on a large plot between two "undeveloped" plots giving it a rural appearance. The proposed extension will double the footprint of the existing property and add a full second storey. The double garage will be relocated to the front of the property. Recommend objection on grounds of over development of the original property and impact on street scene in this rural location in the green belt.				

10	No	20260481	2 Ashleigh Close Meopham Gravesend Kent DA13 0TS	Erection of extension to existing dormer in side roof slope to enlarge first floor habitable accommodation.	Cllr Bramer -					
11	No	20260608	11 Nursery Road Meopham Gravesend Kent DA13 0NE	Erection of a garage extension.	Cllr Goffon -					

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Results for Application Search

Application for a non-material amendment to planning permission reference number 20251152 to allow addition of a 2m x 2m roof lantern to the permitted rear extension.

9 Willow Wood Road Meopham Gravesend Kent DA13 0QT

Ref. No: 20260332 | Received: Fri 27 Mar 2026 | Validated: Fri 27 Mar 2026 | Status: Permitted

Application for a non-material amendment to planning permission reference number 20251059 to allow increasing height of approved brick plinth finish (with weatherboarding above, introduction of brick pier detailing on eastern flank elevation (to match approved western flank elevation), brickwork finish to rear elevation rather than horizontal weatherboarding as approved, minor change to vertical/horizontal weatherboarding finish.

Rockley House Wrotham Road Culverstone Gravesend Kent DA13 0QN

Ref. No: 20260304 | Received: Fri 20 Mar 2026 | Validated: Fri 20 Mar 2026 | Status: Permitted

Works to trees in a Conservation Area; 1 x Prunus Tree (T1) - Crown lift two lowest limbs over the garage and reduce the tree by 2.5m all over. Crown height reduction 7m to 5.5m. Crown width reduction from 4m to 2.5m.

Basque Cottage Wrotham Road Meopham Gravesend Kent DA13 0QA

Ref. No: 20260272 | Received: Tue 10 Mar 2026 | Validated: Tue 10 Mar 2026 | Status: Consent

Application of lime render and paint finish to lower facade of front elevation and to entrance porch.

Meopham Green Baptist Church Wrotham Road Meopham Gravesend Kent DA13 0QA

Ref. No: 20260241 | Received: Tue 03 Mar 2026 | Validated: Tue 03 Mar 2026 | Status: Application Permitted

Erection of three dormer extensions into front roof slope.

Big Muddy Whitepost Lane Culverstone Gravesend Kent DA13 0TH

Ref. No: 20260225 | Received: Fri 27 Feb 2026 | Validated: Fri 27 Feb 2026 | Status: Application Permitted

Erection of a pitched roof side extension, erection of a flat roof front extension, erection of a new front porch, relocation of entrance door and alterations to fenestrations

Licot Dean Lane Harvel Gravesend Kent DA13 0BS

Ref. No: 20260224 | Received: Thu 26 Feb 2026 | Validated: Thu 26 Feb 2026 | Status: Application Withdrawn

Application for a Proposed Lawful Development Certificate; widening of existing dropped kerb.

7 Pine Rise Meopham Gravesend Kent DA13 0JA

Ref. No: 20260213 | Received: Mon 23 Feb 2026 | Validated: Mon 09 Mar 2026 | Status: Certificate Refused

Erection of a detached Garage to replace existing carport, erection of a rear extension, addition of a first floor and simplified front elevation with revised front entrance.

1 Willow Walk Meopham Gravesend Kent DA13 0QS

Ref. No: 20260211 | Received: Mon 23 Feb 2026 | Validated: Wed 25 Feb 2026 | Status: Application Refused

Erection of a porch infill extension.

Farthings Foxendown Lane Meopham Gravesend Kent DA13 0AE

Ref. No: 20260206 | Received: Fri 20 Feb 2026 | Validated: Fri 20 Feb 2026 | Status: Application Permitted

External alterations including raised walls and double hipped roof and erection of front porch.

Jonita Wrotham Road Meopham Gravesend Kent DA13 0HT

Ref. No: 20260179 | Received: Fri 13 Feb 2026 | Validated: Fri 13 Feb 2026 | Status: Application Permitted

Erection of a two storey side extension.

48 Nursery Road Meopham Gravesend Kent DA13 0NF

Ref. No: 20260138 | Received: Tue 03 Feb 2026 | Validated: Tue 10 Feb 2026 | Status: Application Permitted

Permission in principle for the erection of up to 2no. dwellings.

Plot Formerly Known As The Ravens Rhododendron Avenue Meopham Gravesend Kent

Ref. No: 20260108 | Received: Wed 28 Jan 2026 | Validated: Fri 27 Feb 2026 | Status: Application Refused

Raising of the roof ridge height to facilitate a loft conversion incorporating two dormers in the rear/side roof slopes and installation of rooflights. Erection of a front porch and erection of a single storey rear extension with rooflights.

24 New Road Meopham Gravesend Kent DA13 0LS

Ref. No: 20260018 | Received: Thu 08 Jan 2026 | Validated: Mon 26 Jan 2026 | Status: Application Permitted

Change of use of land to residential and erection of a single storey self-build one bedroom dwelling.

Longreach 27 The Russets Meopham Gravesend Kent DA13 0HH

Ref. No: 20260013 | Received: Tue 06 Jan 2026 | Validated: Thu 15 Jan 2026 | Status: Application Permitted

Erection of a single storey rear extension and front and rear dormer extensions

1 Station Road Meopham Gravesend Kent DA13 0LX

Ref. No: 20250791 | Received: Tue 05 Aug 2025 | Validated: Tue 05 Aug 2025 | Status: Application Permitted

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Works to trees in a Conservation Area; 1 x Common Ash Tree (T1) maintenance work to remove branch touching wires facing north east and reduce branches encroaching on wires facing south east.

7 Kent Terrace Wrotham Road Meopham Gravesend Kent DA13 0AW

Ref. No: 20260383 | Received: Tue 14 Apr 2026 | Validated: Tue 14 Apr 2026 | Status: Consent

Part demolition of existing bungalow; Erection of a two storey side/rear extension.

Timber Tops 48 Beechwood Drive Meopham Gravesend Kent DA13 0TX

Ref. No: 20260316 | Received: Mon 23 Mar 2026 | Validated: Mon 30 Mar 2026 | Status: Application Refused

Application for Listed Building Consent; consideration of curtilage listed status.

The Coach House West Down Farm Shipley Hills Road Meopham Gravesend Kent DA13 0JP

Ref. No: 20260296 | Received: Tue 17 Mar 2026 | Validated: Tue 17 Mar 2026 | Status: Application Refused

Erection of a part two storey, part single storey rear extension with roof light, construction of a front bay window and fenestration alterations.

16 Cheshunt Close Meopham Gravesend Kent DA13 0HU

Ref. No: 20260280 | Received: Thu 12 Mar 2026 | Validated: Tue 17 Mar 2026 | Status: Application Refused

Application for a Proposed Lawful Development Certificate; extension to driveway and widening of existing dropped kerb.

6 Cricketers Drive Meopham Gravesend Kent DA13 0AX

Ref. No: 20260273 | Received: Tue 10 Mar 2026 | Validated: Thu 26 Mar 2026 | Status: Certificate Granted

Application for a Proposed Lawful Development Certificate; widening of existing dropped kerb and replacement of driveway surface.

11 Cricketers Drive Meopham Gravesend Kent DA13 0AX

Ref. No: 20260274 | Received: Tue 10 Mar 2026 | Validated: Thu 26 Mar 2026 | Status: Certificate Granted

Application for the approval of condition 5 (Biodiversity Enhancement Plan), condition 6 (Foul and Surface Water Sewerage Disposal), condition 8 (Hard Landscaping) and condition 9 (Soft Landscaping) attached to planning reference number 20251160.

Kent Tor Wrotham Road Culverstone Gravesend Kent DA13 0RE

Ref. No: 20260231 | Received: Mon 02 Mar 2026 | Validated: Mon 02 Mar 2026 | Status: Permitted

Erection of a part one storey part two storey extension and changes to fenestration.

63 Tradescant Drive Meopham Gravesend Kent DA13 0DZ

Ref. No: 20260199 | Received: Thu 19 Feb 2026 | Validated: Mon 16 Mar 2026 | Status: Application Permitted