

Meopham Parish Council
Minutes of a Planning Applications Working Group
held on Tuesday 24th August 2021 at 7.30pm
Virtual Meeting via Zoom

Committee Members present: Cllrs McTavish (Chairman), Luxford, M Bramer, Buchanan, D Bramer, Green, Rose and Wade

In attendance: J Barker, Clerical Assistant

Item 1 **To receive and accept apologies for Absence**

P.23 Apologies accepted from Cllr Dalby (holiday), Cllr Ogden, Cllr Gofton (family commitment)

Item 2 **To receive Declarations of Interests**

P.24 None

Cllrs M & D Bramer and Rose joined the meeting at 7.33pm

Item 3 **To approve the minutes from the previous meeting (20.07.21)**

P.25 The minutes from the meeting of 20.07.21 were received, these will be formally approved at a later face to face meeting. This was on a proposal by Cllr Buchanan, seconded by Cllr Wade. 5 voted in favour and there were 2 abstentions due to not being present at the previous meeting.

Cllr Luxford joined the meeting at 7.34pm

Item 4 **To consider matters arising from the above minutes**

P.26 There were no matters arising.

Item 5 **Planning Applications**

All decisions made will be actioned under temporary delegated authority of the Clerk.

5.1 To consider and make recommendations on Planning Applications:

P.27 **20210882 – Old Pond Farm, Dean Lane, Harvel, Gravesend Kent DA13 0BS**
Demolition of existing garage and erection of residential annexe ancillary to the main dwelling.

Cllr Buchanan proposed no objection, this was seconded by Cllr Luxford, 3 voted in favour, 4 against and there was 1 abstention.

Cllr Green then proposed Meopham Parish Council objects to this application on the grounds that the proposed development is more than a mere annex and would in fact be an additional dwelling and thus constitutes over development in the green belt. This was seconded by Cllr M Bramer, 5 voted in favour and there were 3 against.

20210887 – Longacre, Valley Lane, Meopham, Gravesend Kent DA13 0DG

Erection of a timber constructed carport.

Cllr M Bramer proposed no objection, this was seconded by Cllr Buchanan and all voted in favour.

20210906 – Maples, Rhododendron Avenue, Meopham, Gravesend Kent DA13 0TT

Erection of a single storey side extension, alterations to roof, conversion of loft to habitable rooms with side dormers and skylight windows.

Cllr D Bramer proposed objection on the grounds of inappropriate development in the Green Belt by virtue of its design and bulk. This was seconded by Cllr M Bramer, 2 voted in favour, 5 against and there was 1 abstention.

Cllr Luxford then proposed no objection this was seconded by Cllr McTavish, 5 voted in favour, 2 against and there was 1 abstention.

20210905 – Old Pond Farm, Dean Lane, Harvel, Gravesend Kent DA13 0BX

Application for Listed Building Consent for demolition of existing garage and erection of residential annexe ancillary to the main dwelling.

Cllr Buchanan proposed no objection, this was seconded by Cllr Luxford, 3 voted in favour, 4 against and there was 1 abstention.

20210797 – Whitehill Cottage, Whitehill Road, Meopham, Gravesend Kent DA13 0PA

Erection of a single storey rear infill extension to lower ground floor and a lower ground seating area.

Cllr Buchanan proposed no objection, this was seconded by Cllr Rose, 7 voted in favour and there was 1 abstention.

20210382 – Land Off Valley Lane East, Valley Lane, Meopham, Gravesend Kent

Erection of a detached 3 bedroom bungalow

Cllr M Bramer proposed objection as this is a breach of Green Belt Planning Policy. This was seconded by Cllr Buchanan and all voted in favour.

20210895 – Coombe Hill Farm, Leywood Road, Meopham, Gravesend Kent DA13 0UH

Application for Listed Building Consent for the replacement of a bay window on the ground floor

Cllr Luxford proposed no objection subject to agreement by the Listed Building Officer. This was seconded by Cllr D Bramer and all voted in favour.

20210907 – Barnsfield, Norwood Lane, Meopham, Gravesend Kent DA13 0YF

Application for a minor amendment to planning permission reference number 20201028 for the erection of single storey rear extension to allow an increase to the size of the proposed single storey extension. Condition Number(s): 1. DEVIATION FROM APPROVED PLANS Conditions(s) Removal: Changed to accommodate a slightly larger rear extension. To reflect the revised drawings.

Cllr Green proposed no objection, this was seconded by Cllr Buchanan and all voted in favour.

20210924 – 6 Johns Road, Meopham, Gravesend Kent DA13 0LP

Erection single storey rear extension.

Cllr McTavish proposed no objection, this was seconded by Cllr Luxford and all voted in favour.

20210929 – 43 Huntingfield Road, Meopham, Gravesend Kent DA13 0EY

Single storey rear extension with a depth of 4.00 metres, maximum height of 3.38 metres and eaves height of 2.45 metres.

Cllr Buchanan proposed no objection, this was seconded by Cllr Wade and all voted in favour.

20210806 – Helen Allison School, Longfield Road, Meopham, Gravesend Kent DA13 0EW

Erection of 130 metres of three metre high security fence with automated vehicular access gate and separate pedestrian gate.

Cllr Green proposed that whilst we do not object in principle we would want to see the appropriate cosmetic measures taken to mitigate the affect of the fence on the surrounding street scene. This was seconded by Cllr Buchanan, 7 voted in favour and there was 1 abstention.

20210969 – Weavers Cottage, Wrotham, Road, Meopham, Gravesend Kent DA13 0JE

Enlargement of an existing extension and proposed porch and pergola.

Cllr Green proposed no objection subject to Conservation Officers Approval, this was seconded by Cllr Buchanan and all voted in favour.

20210986 – Spar, Culverstone Stores, Wrotham Road, Culverstone Gravesend Kent DA13 0RQ

Relocation of shop entrance and erection of new entrance canopy.

Cllr D Bramer proposed no objection, this was seconded by Cllr McTavish, 7 voted for and there was 1 abstention.

20210784 – La Clef, Valley Lane, Meopham, Gravesend Kent DA13 0DG

Erection of a single storey rear extension, alterations and increase in roof height to create space with useable head-height on the first floor, rear dormer, additional roof light windows to front and rear roof slopes and erection of a two storey porch.

Cllr Rose proposed no objection, this was seconded by Cllr Buchanan, 6 voted in favour, 1 against and there was 1 abstention.

20210984 – 2 The Pippins, Meopham, Gravesend Kent DA13 0HB

Demolition of an existing conservatory and replacement with a new single storey rear extension, conversion of garage into a habitable room and first floor infill extension to enlarge a bedroom.

Cllr Wade proposed no objection, this was seconded by Cllr Rose and all voted in favour.

20210932 – Whiteoaks, Wrotham Road, Meopham, Gravesend Kent DA13 0AU

Extensions and alterations to existing dwelling to include: demolition of the west chimney stack, conversion of attached garage, additional storey to existing porch, new bay window to front and alterations to existing openings.

Cllr Wade proposed no objection subject to the Conservation Officers approval. This was seconded by Cllr Buchanan, 6 voted in favour and there were 2 abstentions.

20210927 – Nurstead Court, Nurstead Church Lane, Meopham, Gravesend Kent DA13 9AD

Application for temporary change of use of agricultural land to a dog day care facility (Sui Generis), together with the temporary siting of 3 no. portakabins and a perimeter fence.

Cllr Green proposed objection. Whilst we want to support local businesses, in principle we are concerned this is not a suitable location. This was seconded by Cllr McTavish, 5 voted in favour, 1 against and there were 2 abstentions.

Item 6 Planning Enforcement Issues Update – to note

P.28 These were noted.

Item 7 To note the Chairman for the next Planning Committee Meeting on 28.09.21

P.29 It was noted that Cllr Wade would be Chairman for the next planning committee meeting to be held on 28th September 2021.

Meeting closed at 8.35pm