

Meopham Parish Council
Minutes of the Planning Applications Working Group
held on Tuesday 2nd May 2023 at 7.00pm
Virtual Meeting via Zoom

Members Present: Cllr S Buchanan
Cllr J McTavish
Cllr B Wade
Cllr C Price
Cllr D Bramer - Chair

In Attendance: C Collings – Assistant Clerk

Item 1: Apologies for Absence: To receive and accept apologies for Absence

P.85 Apologies were received and accepted from Cllr Green (prior engagement)

Item 2 Declarations of Members' Interests: To receive declarations of pecuniary and non-pecuniary interests

P.86 No declarations of pecuniary and non-pecuniary interests were received.

Item 3 To receive the minutes from the previous meeting: 04.04.2023

P.87 It was agreed to accept the minutes held on 04.04.2023
PROPOSED: Cllr Buchanan. SECONDED: Cllr Wade. All in favour.

Item 4 Planning Applications

P.88 All decisions made will be actioned under delegated authority of the Clerk

4.1 To consider and make recommendations on Planning

20230351 – Westside, Wrotham Road, Meopham, Gravesend, Kent DA13 0HW
Demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached dwelling with roof storage, and associated hard and soft landscaping, and car parking.

Meopham Parish Council Objects to this planning application on the grounds of overdevelopment of the site. The plans are still disproportionate to, unsympathetic to and/or out of keeping with the neighbouring properties, and would stand out as incongruous with its surroundings.

PROPOSED: Cllr Bramer. SECONDED: Cllr Buchanan. All in favour.

20230341 – Trelowarren, Norwood Lane, Meopham, Kent DA13 OYE
Erection of a single storey rear extension with a dormer extension in the side roof slope and a front porch. Replacement of existing tile hanging with render; replacement fences, walls, gate and a hardstanding to front garden.

Meopham Parish Council raises no objections to this planning application.

PROPOSED: Cllr Price. SECONDED: Cllr McTavish. All in favour.

20230212 – Linden, Whitehill Road, Meopham, Kent DA13 0NY

Application for the variation of condition 2 attached to planning reference 20200377, Demolition of existing bungalow and erection of two chalet style bungalows; to allow the variation of drawings in condition 2 for approval of some material alterations in respect of the porch to each of the two dwellings and the addition of a dormer to plot 2 to match plot 1

Meopham Parish Council raises no objections to this planning application.

PROPOSED: Cllr Wade. SECONDED: Cllr Buchanan. All in favour.

20230320 – Little Cottage, Ridge Lane, Meopham, DA13 0DP

Demolition of existing dwelling and associated outbuildings, removal of lawful touring caravans, and the erection of a replacement dwelling.

Meopham Parish Council objects to this planning application on the basis of inappropriate development within the green belt. When the Lawful Development Certificate 20181207 was issued, the comment was made that thereafter, there shall be no intensification of use and/or development. Whilst the supplementary information provided states that there is a decrease in floorspace there is in fact an overall increase in the **habitable** footprint of the proposed new dwelling.

PROPOSED: Cllr Price. SECONDED: Cllr Wade. All in favour.

20230365 – Ashlea, Horns Oak Road, Meopham, DA13 0BX

Erection of part single storey and part two storey rear extension; erection of new pitched roof incorporating two gables in the rear roof slope and two dormers and a gable in the front roof slope; erection of single storey front extension; demolition of rear outbuilding and formation of two vehicle parking spaces in the front garden.

Meopham Parish Council raises no objection to this planning application.

PROPOSED: Cllr Bramer. SECONDED: Cllr Price 4 in favour 1 abstention

20230353 – Lucas, Heron Hill Lane, Meopham DA130DU

Conversion of garage into a granny annexe.

Meopham Parish Council objects to this planning application as what is proposed constitutes an additional property on the plot. There is insufficient detail in the planning application to comment otherwise.

PROPOSED: Cllr Price. SECONDED: Cllr Bramer. 4 in favour 1 abstention

20230379 – Green Hollow, Wrotham Road, Meopham, DA13 0HX

Erection of single storey rear extension to form larger kitchen and dining area.

Meopham Parish Council raises no objection to this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

PROPOSED: Cllr Price. SECONDED: Cllr McTavish. All in favour.

20230383 – 1 Cheyne Walk, Meopham, Gravesend, DA13 0PF

Erection of new wall to boundary facing Whitehill Road and new deck area.

Meopham Parish Council objects to this planning application as if permitted the new wall will have a disproportionate impact on the street scene and would constitute overdevelopment of the site. It may also set an unhelpful precedent for other householders to extend their fences in Cheyne walk and the surrounding roads.

PROPOSED: Cllr Wade. SECONDED: Cllr Price. All in favour.

20230410 – Stonewold, Whitepost Lane, Culverstone DA13 0TW

Replace roof and raise roof height to create a first floor, replace the attached garage, new windows and rooflights, and new external cladding.

Meopham Parish Council raises no objection to this planning application

PROPOSED: Cllr Bramer. SECONDED: Cllr Buchanan. All in favour.

20230284 – Copperfields, David Street, Harvel, Kent DA13 0BT

Demolition of the existing rear extension and erection of new rear extension within existing footprint.

Meopham Parish Council raises no objection to this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

PROPOSED: Cllr Price. SECONDED: Cllr Bramer. All in favour.

Item 5 Planning Decisions: To note the Planning Decisions lists issued by Gravesham Borough Council (*)

P.89 The decision lists for April 2023 were noted.

CLOSED SESSION

Pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, that due to the confidential nature of the next item, the public and press will be asked to leave the meeting

Item 6 Planning Enforcements: To note any updates to the planning enforcement list

P.90 The planning enforcement updates were noted.

Meeting closed at 19.30