

Meopham Parish Council
Minutes of the Planning Applications Working Group
held on Tuesday 4th April 2023 at 7.00pm
Virtual Meeting via Zoom

Members Present:

Cllr S Buchanan
Cllr J McTavish – Meeting Chairman
Cllr G Green
Cllr B Wade
Cllr C Price
Cllr G Gofton
Cllr J Ogden

In Attendance:

C Collings – Assistant Clerk

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

P.77 Apologies were received and accepted from Cllr D Bramer (prior engagement), Cllr M Bramer (prior engagement) and Cllr A Rose (prior engagement)

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

P.78 No declarations of pecuniary and non-pecuniary interests were received.

Item 3 To receive the minutes from the previous meeting: 07.03.2023

P.79 It was agreed to accept the minutes held on 07.03.2023
PROPOSED: Cllr Buchanan. SECONDED: Cllr Ogden. All in favour.

Item 4 Planning Applications

P.80 All decisions made will be actioned under delegated authority of the Clerk

4.1 To consider and make recommendations on Planning

20230176 – 34 Pitfield Drive, Meopham, Kent.

Demolition of existing conservatory and erection of single storey rear extension.

The Planning Authority is asked when considering this application to take into account the fact that the original property has already been sizeably extended albeit some time ago, consider whether the current application meets the requirements of its own Householder Extensions/Alterations Design Guide and take into account the impact of the development on the property on its western boundary.

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

20230188 – Greenwood, Carters Hill Lane, Culverstone. DA13 0UG

Erection of a single storey front extension to include 2 skylights and alterations to existing side extension to construct a bigger entrance hall.

Meopham Parish Council raises no objections to this planning application.

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

20230212 – 7 Orchard Drive, Meopham, DA13 0LN

Erection of a car port in the front driveway

Meopham Parish Council objects to this planning application as it is not in keeping with the street scene.

PROPOSED: Cllr Gofton. SECONDED: Cllr Green. All in favour.

**20230118 – The Haven, Brimstone Hill, Meopham, Gravesend Kent
DA13 0BN**

Demolition of two dwellings, erection of 2no. contemporary dwellings, with associated parking, garden land and landscaping.

Meopham Parish Council strongly objects to this planning application as it is inappropriate development in the Greenbelt and ANOB.

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

**20230184 – Land At, Brimsole Farm, Brimstone Hill, Meopham
Gravesend Kent**

Conversion (change of use) of existing barn into new three-bedroom dwelling with associated parking.

Meopham Parish Council raises no objection to this planning application subject to the run - off pond issues being satisfactorily resolved, and a condition being attached that ensures that the materials to be used are appropriate to the location.

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

20230220 – Elmscroft, Steeles Lane, Meopahm, DA13 0QD

Erection of a single storey side extension.

Meopham Parish Council raises no objection subject to a condition preventing the extension becoming a separate hereditament.

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

2022116 – Swift Farm, Dean Lane, Harvel, Gravesend Kent DA13 0BS

Construction of a detached stable block to the rear of the residential dwelling to provide 2no. loose boxes, a tack/feed store and a hay/straw store and associated landscaping of yard area, for equestrian use.

Meopham Parish Council raises no objection to this planning application provided that a condition is attached providing that if horses are to be let out on hire for riding; or are to be kept for the purpose of their being used, in return for payment for instruction in riding, then the premises must be licensed under The Riding Establishments Acts 1964 and 1970.

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

20230236 – Land Adjoining, 20 Tradescant Drive, Meopham, Gravesend Kent DA13 0EE

Erection of a two-bedroom chalet bungalow to include parking and associated facilities.

Meopham Parish Council considers that given the planning authority's decision in respect of the original application there are no grounds on which it can raise an objection to this planning application but it wishes to make clear its concern that inappropriate infilling of this type should not be permitted in the village.

PROPOSED: Cllr Green. SECONDED: Cllr Ogden. All in favour.

20230225 – Westwood, 38 Rhododendron Avenue, DA130TT

Demolition of existing dwelling and erection of replacement dwelling.

Meopham Parish Council raises no objection to this planning application

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

20230232 – 2 Popular Walk, Meopham DA13 0EB

Erection of a two-storey infill side extension and erection of first floor extension over garage.

Meopham Parish Council objects to this planning application as if permitted the extension will have a disproportionate impact on the street scene and would constitute overdevelopment of the site.

PROPOSED: Cllr Green. SECONDED: Cllr Ogden. All in favour.

20230235 – 7 Cheshunt Close, Meopham

Demolition of existing conservatory and store with erection of single storey rear extension

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 McTavish. SECONDED: Cllr Buchanan. All in favour.

20230254 – Hope House, Ridge Lane, Meopham, Gravesend Kent DA13 0DP

Erection of two storey side extension including loft conversion and dormers

Meopham Parish Council objects to this planning application as if permitted the extension would be inappropriate development in and undermine the openness of the Green Belt.

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

20230250 – 42 Beechwood Drive, Meopham, Gravesend, Kent DA13 0TX

Demolition of existing conservatory and erection of a two-storey side extension. Demolition of existing porch and erection of two storey front extension. Installation of new roof with dormers and rooflights to create a first floor with habitable rooms. Demolition of existing garage and erection of new double garage with re-siting of vehicular access.

Meopham Parish Council objects to this planning application as if permitted the extension would be inappropriate development in and undermine the openness of the Green Belt.

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

20230148 – Blue Ash, 86 Rhododendron Avenue, Meopham, Gravesend Kent DA13 0TT

Alterations to roof to create usable space, rear dormer, roof light windows to the front, porch and two storey rear extension with habitable space in the roof.

Meopham Parish Council raises no objections to this planning application but has significant reservations about the design of the porch.

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

20230238 – Pinecroft, Norwood Lane, Meopham, Gravesend Kent DA13 0YF

Erection of first floor side extension and increased roof height of existing single storey rear/side flat roof extension to match existing rear extension.

Meopham Parish Council raises no objections to this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide and there are no objections from the owners/occupiers of neighbouring properties.

PROPOSED: Cllr Price. SECONDED: Cllr Ogden. There were six votes in favour and one abstention. The motion was carried.

20230241 – Camer Farm Barn, Camer Road, Meopham, Gravesend Kent DA13 0XT

Conversion of agricultural barn into a 2-bedroom dwelling with new driveway.

Meopham Parish Council raises no objection to this planning application but are very anxious about future development of the site, and has great concerns about the position regarding the hedgerow that has been removed, whether that removal was a breach of a condition attached to a previous permission and whether the replanting meets the planning authority's requirements.

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

20230258 – Allington, Wrotham Road, Meopham, Gravesend Kent DA13 0HL
Extension to existing detached garage in front garden

Meopham Parish Council raises no objection to this planning application.

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

20230193 – 14 Pitfield Drive, Meopham, Gravesend, Kent DA13 0AY
Erection of a new front porch and loft conversion with rear dormer and roof lights to front.

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 Wade. SECONDED: Cllr Ogden. All in favour.

20230289 – 1 Ediva Road, Meopham, Gravesend, Kent DA13 0NA
Conversion of garage into habitable room, erection of single storey side extension to form garage, erection of pitched roof over existing entrance porch with rendering over of existing brickwork and replacement of windows and doors.

Meopham Parish Council raises no objection to this planning application.

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

20230283 – 1 Meadfield Road, Meopham, Gravesend, Kent DA13 0PR
Erection of a single storey side extension.

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 Wade. All in favour.

20230279 – Land Adjacent And To The Rear Of, Norwood Farm House, Norwood Lane, Meopham Gravesend Kent DA13 0YF
Erection of a three-bedroom bungalow with associated landscaping.

Meopham Parish Council notes the applicant's position that the extant permission will be activated if the current application is not determined in his favour and in time. If that is the case then it considers that the planning authority will have to consider urgently whether the design now proposed is to be preferred over that, the subject of the extant permission. The Parish Council does not feel able to comment on the relevant merits of the two designs. Ideally however the Council would wish there to be an opportunity for a more in-depth consideration of the application preferably at member level.

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

Item 5 Planning Appeals: To consider and make recommendations on the following planning applications (*)

20220583 - Meopham Veterinary Surgery Wrotham Road, Meopham

20220828 – Land at Rosalie, Meadow Lane Culverstone.

P.81 Members considered that the Council should make no additional comments on either planning application on the basis that its original comments will be seen by the Planning Inspector.

Item 6 Planning Decisions: To note the Planning Decisions lists issued by Gravesham Borough Council (*)

P.82 The decision lists for March 2023 were noted.

Item 7 To note the Chairman for the next Planning Applications Working Group meeting – Cllr D Bramer

P.83 This was 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 8 Planning Enforcements: To note any updates to the planning enforcement list

P.84 The planning enforcement updates were noted.

Meeting closed at 20.30