

Meopham Parish Council
Minutes of the Planning Applications Working Group
held on Tuesday 6th September 2022 at 7.30pm
Virtual Meeting via Zoom

Members Present:

Cllr D Bramer
Cllr M Bramer
Cllr S Buchanan
Cllr S Gofton (***departed at 8:05pm***)
Cllr G Green
Cllr J McTavish (***departed at 7:50pm***)
Cllr M Moss
Cllr C Price
Cllr D Sims
Cllr B Wade

In Attendance:

S Fishenden – Clerk and Responsible Financial Officer
S Holmes – Gravesham Borough Council
A Thompson – English Rural Housing Association
Two members of the public

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

P.19 Apologies were received and accepted from Cllr Ogden (convalescing) and Cllr Rose (holiday)

Item 2 Affordable Housing

2.1 Discussion with English Rural Housing Association and Gravesham Borough Council: To adjourn the meeting to discuss potential affordable housing schemes with ERHA and GBC representatives

P. 20 The meeting was adjourned from 7:32pm to 7:50pm.

Alison Thompson introduced herself as Deputy Development Director at English Rural Housing Association (ERHA). ERHA specialise in developing rural exception sites for affordable housing, this is achieved through exceptional planning consent.

Properties they develop require tenants to have a local connection, can never be sold on the open market and shared ownership 'staircasing' is only permitted up to 80%.

Sarah Holmes explained the Borough Council's role is to act as a 'facilitator' between MPC and ERHA. The Borough Council could explore the option of developing a site in conjunction with ERHA, or on its own, or not at all. It was confirmed GBC could only build homes up to the required housing need for the parish. GBC only develop affordable rent homes and don't operate shared ownership

It was confirmed the last Rural Housing Needs Survey conducted in 2020 found a need for 25 affordable homes (inc. 4 for older people) and 35 'downsizer' open market homes.

The suggestion of a Parish Council-led 'Call for Sites' to identify potential affordable housing sites was discussed. A Thompson confirmed the Rural Housing Enabler could assist with this.

Signed.....

2.2 Recommendations to Full Council: To consider making any recommendations to Full Council following the discussions

- P. 21** It was noted the Clerk would produce a short report of the discussion with ERHA and GBC. This would contain the recommendation of the Parish Council conducting a 'Call for Sites' for affordable housing sites.

Cllr J McTavish left the meeting at 7:50pm

Item 3 Declarations of Members' Interests: To receive declarations of pecuniary and non-pecuniary interests

- P. 22** Cllr Wade declared an interest in **20220823 – Northfield House** as it is a neighbouring property to her property

Item 4 To receive the minutes from the previous meeting: 05.07.22

- P. 23** The minutes of the meeting held on 05.07.22 were approved.
PROPOSED: Cllr Buchanan. SECONDED: Cllr Price.
Seven votes in favour, two abstentions. The motion was carried.

Item 4 Planning Applications

- P. 24** All decisions made will be actioned under delegated authority of the Clerk

4.1 To consider and make recommendations on Planning

20220597 - The Amazon and Tiger, Harvel Street, Meopham, Gravesend, Kent, DA13 0DE

Application for a Lawful Development Certificate in respect of the continued use of part of the public house as residential

It was agreed the Parish Council would respond with "The loss of the Amazon and Tiger as a public house will significantly adversely affect the viability of Harvel as a community centre, particularly if the residential accommodation is separated from the public house. Accordingly, MPC requires GBC to be very certain that the applicants' arguments are well founded before allowing these applications"

This would apply to both **20220597** and **20220594**.

PROPOSED: Cllr Green. SECONDED: Cllr M Bramer. All in favour.

20220594 – The Amazon and Tiger, Harvel Street, Meopham, Gravesend, Kent, DA13 0DE

Application to vary condition 4 of approval 20140008 to allow the bed and breakfast accommodation to be used not ancillary to the existing pub accommodation

This was jointly responded to with the above response to **20220597**.

Cllr Gofton left the meeting at 8:05pm

20220832 – 1 Warwick Gardens, Meopham, Gravesend, Kent, DA13 0PJ

Erection of two-metre high fence to the front/side east garden area

Signed.....

It was agreed to object to this planning application as it is out of character for the area, will alter the street scene and it could cause difficulties for motorists by reducing visibility and creating a blind spot.

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

20220834 – Langton House, Meopham Green, Meopham, Gravesend, Kent, DA13 0PY

Erection of a replacement swimming pool enclosure roof

It was agreed the Parish Council would raise no objection to the application.

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

20220817 – 57 Beechwood Drive, Meopham, Gravesend, Kent, DA13 0TX

Alterations to existing two outbuildings to form family annexe.

It was agreed the council raises no objections to this planning application provided that the annexe is never used as a separate hereditament.

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

20220823 – Northfield House, Wrotham Road, Meopham, Gravesend, Kent, DA13 0AQ

Outline application with some matters reserved for the demolition of Northfield House and outbuildings and the erection of three detached dwellings, with associated parking, access and amenity areas

The Parish Council objects to this planning application on the following grounds:

- Putting a third dwelling on the site would be an over-intensive development. The amenity of all three proposed homes will be reduced. The third dwelling may well impact on the amenity of the residents of the properties in the estate at the rear of the plot.
- The opening of another access to Wrotham Road A227 close to the school is not appropriate given the traffic problems that already exist in this vicinity.
- The Parish Council wishes to urge GBC to maintain the historic character of the village through the preservation of the Edwardian Villas.

PROPOSED: Cllr Green. SECONDED: Cllr D Bramer. Seven votes in favour, one abstention. The motion was carried.

20220827 – Thornkirk, Meadow Lane, Culverstone, Gravesend, Kent, DA13 0UN

Replacement of an existing garage and the erection of an annexe ancillary to the host dwelling

The council raises no objections to this planning application provided that the annexe is never used as a separate hereditament.

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

20220865 – Charam, Rhododendron Avenue, Meopham, Gravesend, Kent, DA13 0TU

Erection of a detached double garage

The council objects to this planning application as inappropriate development within the Greenbelt and the inappropriate excessive bulk of the development. In addition, the safety concerns and recommendation for siting of the garage from the GBC Highways Officer have not been addressed.

Signed.....

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

20220887 – Cherry Hay, Wrotham Road, Meopham, Gravesend, Kent, DA13 0QQ

Erection of a single storey rear extension, and a two-storey side extension with link section

The Parish Council objects to this planning application as inappropriate development within the Greenbelt and the inappropriate excessive bulk of the development.

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

20220909 – Double Oaks, Ridge Lane, Meopham, Gravesend, Kent, DA13 0DP

Demolition of a shed and erection of an outbuilding to accommodate an office

Meopham Parish Council raises no objections to this planning application provided that the office is never marketed separately from the main dwelling and does not involve a change of use of the premises to residential.

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

20220931 – St Mildred's Church, Nurstead Church Lane, Meopham, Gravesend, Kent

Installation of an external, detached and prefabricated module to provide toilet facilities for visitors to the church, with associated works

The Parish Council raises no objection.

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

20220932 – St Mildred's Church, Nurstead Church Lane, Meopham, Gravesend, Kent

Application for Listed Building Consent for the installation of an external, detached and prefabricated module to provide toilet facilities for visitors to the church, with associated works.

The Parish Council raises no objection, as per the above response too.

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

2022023 – 1 Huntingfield Road, Meopham, Gravesend, Kent, DA13 0EY

Erection of first floor side extension including dormer extension in rear roof slope

The Parish Council raises no objection to the application.

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

20220557 – Triple Oak, Newlands Lane, Culverstone, Gravesend, Kent, DA13 0RD

Retention of two outbuildings in rear garden

The Parish Council raises no objections to this planning application for the outbuilding subject to it never being used as a separate hereditament, but would like the removal of the existing shed.

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

20220928 – Graveney Lodge, Wrotham Road, Meopham, Gravesend, Kent, DA13 0AQ

Signed.....

Construction of new double garage incorporating installation of photovoltaic panels and electric vehicle charging points

The Parish Council raises no objection.

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

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

P.25 The decision lists for July and August 2022 were noted.

Item 7 To note the Chairman for the next Planning Committee meeting – Cllr Sims

P.26 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.27 Several updates to enforcement cases were noted.

Meeting closed at 8:36pm

Signed.....