

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

Members Present:

Cllr G Green
Cllr B Wade – 19:53
Cllr Buchanan
Cllr D Bramer
Cllr M Bramer
Cllr Price
Cllr McTavish
Cllr Moss
Cllr Gofton

In Attendance: C Collings Assistant Clerk

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

P.43 Apologies were received and accepted from:
Cllr Rose (prior engagement)
Cllr Ogden (prior engagement)

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

P. 44 Cllr Price declared a personal interest in **20221182 – Woodhill House**
Cllr Price declared a personal interest in **20221202 – Priesthood**
Cllr Price declared a personal interest in **20220307 – Helen Allison School**
Cllr Wade declared a personal interest in **20221153 – Northfield House**
Cllr Moss declared a personal interest in **20221257 – Rosebank**

Item 3 To receive the minutes from the previous meeting: 04.10.2022

P. 45 The minutes of the meeting held on 01.11.22 were approved.

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

Item 4 Planning Applications

P. 46 All decisions made will be actioned under delegated authority of the Clerk

4.1 To consider and make recommendations on Planning

20221256 – Telecommunication Base Station, Opposite Graveney Lodge, Wrotham Road, Meopham, Gravesend, Kent

Application for determination pursuant to Part 16 Class A of the Town and Planning general (Permitted Development) Order 2015, as amended, as to whether prior approval is required for proposed +18.0m AGL telecommunications installation upgrade and associated ancillary works. Existing +8.0m. AGL mast to be removed.

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It was agreed Meopham Parish Council would object to this planning application. The council office has tried communicating with the applicant to see if two smaller masts could be installed but sadly have received no response. It also appears that no other alternative sites have been researched for this mast to be installed.

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

20221158 – Jasmine, Rhododendron Avenue, Meopham, Kent DA13 OTT

Erection of a single storey front and side extensions with alterations.

It was agreed Meopham Parish Council would object on the basis that the proposed development of this site would amount to inappropriate and excessive development in the Green Belt.

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

20221162 – 48 Ediva Road, Meopham, Gravesend, Kent DA13 0ND

Erection of a single storey rear extension

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

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

20221176 – 60 Cheyne Walk, Meopham, Kent. DA13 OQS

Single storey rear extension, alterations to front porch and windows, new private drive and vehicle crossover.

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

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

20221122 – revised – 1 Willow Walk, Meopham, Gravesend, Kent. DA130QS

Demolition of existing detached garage and rear projection, erection of first floor extension to bungalow, single storey rear extension and side extensions incorporating garage to either side and alterations to fenestration.

It was agreed Meopham Parish Council would object to this planning application on the grounds of excessive bulk relative to the size of the plot and inappropriate to the street scene.

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

20221169 – Wisteria Lodge, Beechway, Meopham, Gravesend, Kent. DA13 0HQ

Erection of single storey rear extension and internal alterations after part demolition of existing extension.

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

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

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20221182 – Woodhill House, Woodhill, Meopham, Gravesend, Kent. DA13 0DJ
Demolition of the existing storage building and the construction of a new garage/car port ancillary to the main residence.

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

PROPOSED: Cllr M Bramer. SECONDED: Cllr Buchanan. 2 abstentions 6 in favour

20220967 – Priesthood, Priestwood Road, Meopham, DA13 0DA
Retrospective application to retain privacy fence over 1metre to front of property, and erection of new gates, pillars and wall over 1 metre

It was agreed Meopham Parish Council would object to this planning application on the grounds of the style and height of the gate in particular is, given its height and style significantly out of keeping with the rural setting.

PROPOSED: Cllr Green. SECONDED: Cllr D Bramer. 1 abstention 7 in favour

Cllr Wade joined the meeting at 19:53

20221202 – Cherry Hay, Wrotham Road, Meopham DA130QQ
Erection of single storey rear extension, and a two-storey side extension with link section.

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

PROPOSED: Cllr Green. SECONDED: Cllr Buchanan. 2 abstentions 7 in favour

20221199 – Hope House, Ridge Lane, Meopham, DA13 0DP
Erection of two storey side extension including loft conversion and dormers

It was agreed Meopham Parish Council would object to this planning application on the grounds of excessive size and inappropriate development in the Green Belt.

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

20221198 – Earl House, Priestwood Road, Meopham. DA13 0DA
Demolition of artists studio, oil store and porch; erection of rear extension and porch; alteration of existing porch with internal alterations.

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

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

20221214 – Blue Ash, 86 Rhododendron Avenue, Meopham DA13 0TT

Erection of a two-storey rear extension, installation of 3 no. pitched dormers in the front roof slope with external alterations.

It was agreed Meopham Parish Council would object to this planning application on the grounds of inappropriate development in the Green Belt.

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

20221221 – 13A The Parade, Wrotham Road, Meopham - Withdrawn

Application for consent for 1 x internally illuminated box fascia, 3 x non illuminated box fascia, 1 x projecting sign, 2 x vinyl 1x Frosting.

20221153 – Northfield House, Wrotham Road, Meopham DA13 0AQ

Outline application with some matter 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 M Bramer. 1 abstention, 8 in favour.

20221217 – 1 Huntingfield Road, Meopham, DA13 0EY

Erection of first floor side extension including dormer extension in rear roof top.

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

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

20221107 – Land Lying to the East of Rhododendron Avenue, Meopham Da13 0HH

Application for Lawful Development Certificate in respect of the continued stationing of a caravan on land for residential occupation.

It was agreed Meopham Parish Council are unable to comment on this lawful development application as it is unaware of any evidence that would support or

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contradict the applicants claim of 10 years continuous residential occupation of the caravan.

PROPOSED: Cllr D Bramer. SECONDED: Cllr G Green. All in favour.

20221231 – Stonewold, Whitepost Lane, Culverstone DA130TW

Replace and raise roof height to create a first floor. Replace the attached garage. New windows and Rooflights. New external cladding.

Meopham Parish Council raises no objections to this planning application provided that it does not interfere with the effectiveness of the solar panels on the roof of the property on its right-hand side.

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

20221257 – Rosebank, Valley Lane, Meopham DA13 0DG

Erection of detached garage with storage in roof space

It was agreed Meopham Parish Council would object to this planning application on the grounds of overdevelopment in the Green Belt.

PROPOSED: Cllr D Bramer. SECONDED: Cllr Price. 1 abstention, 8 in favour

Pre-Application 20220307 – Helen Allison School DA13 OEW

Proposal to install a Multi-Use Games Area (MUGA) on the rear field.

Meopham Parish Council raises no objections to this planning application.

PROPOSED: Cllr Green. SECONDED: Cllr D Bramer. 1 abstention, 8 in favour

KCC/GR/0206/2022/extension – Meopham Secondary School

Request an extension of a further 2 years of temporary planning consent permitted under planning reference GR/19/1121 for the 2no. existing double mobile classroom units.

Meopham Parish Council raises no objections to this planning application.

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

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

P.47 The decision lists for November 2022 were noted.

Item 6 To note the appeal 20220003 Burgfield, Wrotham Road, Culverstone DA130RF

P.48 The appeal was noted.

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

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P.49 The Chairman for January 2023 planning meeting was noted.

P.50 Closed Session

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

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.51 No update as the Parish Council had not received any update from the GBC enforcement team.

Meeting closed at 8:23pm

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