

Meopham Parish Council
Minutes of the Planning Applications Working Group
held on Tuesday 7th February 2023 at 7.00pm
Virtual Meeting via Zoom

Members Present:

Cllr S Buchanan
Cllr D Bramer
Cllr M Bramer
Cllr J McTavish
Cllr M Moss
Cllr A Rose
Cllr G Green – Meeting Chairman
Cllr B Wade

In Attendance: C Collings – Assistant Clerk

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

P.60 Apologies were received and accepted from Cllr C Price (prior engagement), Cllr J Ogden (prior engagement) and Cllr S Gofton (prior engagement)

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

P.61 No declarations of pecuniary and non-pecuniary interests were received.

Item 3 To receive the minutes from the previous meeting: 17.01.2023

P.62 Cllr Moss PROPOSED acceptance of the minutes with one amendment to include the following paragraph in the Enforcements section *"The Office and Chairman of Meopham Parish Council to contact GBC Planning Department about its accessibility of the planning portal. The issues around the portal continuously crashing and the portal not being "user friendly" to the general public"*.

SECONDED: Cllr Wade. All in favour.

Item 4 Planning Applications

P.63 All decisions made will be actioned under delegated authority of the Clerk

4.1 To consider and make recommendations on Planning

20221365 – White Horse Farm Equestrian Centre, White Horse Lane, Meopham, Kent DA13 0UE

Application for removal of condition 3 and 4 attached to planning permission reference 20220470 for a retrospective application for the use of land for the siting of a caravan; to remove the need to paint the caravan and landscape surrounding area.

Meopham Parish Council objects to the planning application as it wishes for the conditions to remain in place.

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

20221363 – Stable Cottage, Meopham Court, Wrotham Road, Meopham DA13 0AA

Erection of a single storey rear extension with associated elevational changes.

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

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

20230011 – Tangle Trees, Wrotham Road, Meopham, Kent DA13 0QA

Erection of a 1st floor rear extension.

Meopham Parish Council raises no objection to this planning application subject to the Conservation Officer's Report in line with the approach adopted in 2018.

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

20221070 – Land South of, Meliker Lane, Meopham, Kent.

Retrospective application for erection of security fence and gate.

This is a duplicate application sent by GBC and therefor the Council will submit our previous comments again:

Meopham Parish Council object to this planning application. We fully support the need to secure the land but this style of fencing is not in keeping with its locality.

20230022 – Blayney, David Street, Meopham, Kent DA13 0BT

Replace roof, raise roof height, conversion of loft to habitable rooms with 4no. rooflight windows, double doors and juliette balcony to front elevation and insertion of a new first floor window to rear elevation.

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

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

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

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

Whilst Meopham Parish Council regret the loss of this heritage asset, it raises no objection to this planning application.

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

20230049 – 37 Cheyne Walk, Meopham, Kent DA13 0PF

Erection of two storey side extension to form, play room and study, first floor two en-suite bathrooms and a walk-in wardrobe to the existing bedroom existing garage to be removed, and new Garage to be constructed.

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

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

20230051 – Flint Cottage, Whitepost Lane, Culverstone, Kent DA13 0TZ

Erection of first floor side extension with front fenestration alterations. Alterations to existing side dormers and internal alterations. New addition of solar panels

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

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

20230058 – Briarlea, Beechwood Drive, Meopham, DA13 0TX

Erection of sand school.

Meopham Parish Council raises no objection to this planning application providing that:

- GBC being satisfied that the size of the sand school is appropriate to the applicants' equestrian requirements.
- GBC Conservation officers report
- No external lighting should be used; therefore, we request a condition be applied that the sand school is not used after sundown
- No use of the sand school other than by the applicants

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

20230070 - Nurstead Hill Farm, Nurstead Lane, Longfield Hill, Longfield Gravesend Kent DA3 7AN

Change of use of agricultural land to provide a touring caravan site for 10 pitches

Meopham Parish Council raises no objections to this planning application subject to GBC imposing suitable condition on the permission to preserve the rural nature of the site and protect the amenity of neighbouring properties.

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

20221272 - Former Stables, South Street Farm, Wrotham Road, Meopham Gravesend Kent

Application for the approval of condition 2,3,4,6 attached to planning permission reference number 20220154 relating to a scheme detailing works to improve visibility at the site access (2) a landscaping scheme showing hard and soft landscaping and boundary treatments (3) , details of all external lighting (4) and details of secure and weather proof cycle storage and electric vehicle charging points for each dwelling (6)

Meopham Parish Council are satisfied that GBC will review the proposals submitted to confirm that they are in line with the requirements outlined in the original planning decision 20220154.

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

20230074 – Mitford House, Wrotham Road, Culverstone, Kent. DA130QW.

Installation of roof alterations to convert attic into habitable space with front and rear dormer windows.

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

PROPOSED: Cllr Green. SECONDED: Cllr D Bramer. There were seven votes in favour and one abstention. The motion was carried.

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

P.64 The decision list for January 2023 were noted.

Item 6 To note the Chairman for the next Planning Applications Working Group meeting – Cllr M Bramer

P.65 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.66 No update as the Parish Council had not received any update from the GBC Planning Enforcement team.

Meeting closed at 19.26