

Meopham Parish Council
Minutes of a Planning Applications Working Group
held on Tuesday 12th April 2022 at 7.30pm
Virtual Meeting via Zoom

Committee Members present: Cllr D Bramer
Cllr M Bramer
Cllr Green (Chairman)
Cllr Ogden
Cllr Buchanan (joined at 19:40)
Cllr McTavish

In attendance: Miss C Collings – Assistant Clerk

Item 1 To receive and accept apologies for Absence

P.82 Apologies were accepted from:
Cllr Wade (internet difficulties)
Cllr Price (prior engagement)
Cllr Dalby (illness)

P.83 It was noted that Cllr Gofton, Cllr Rose and Cllr Sims were absent with no apologies received.

Item 2 To receive Declarations of Interests

P.84 No declarations of interests received.

Item 3 To approve the minutes from the previous meeting (15.03.22)

P.85 The minutes from the previous meeting were agreed.

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

Item 4 To consider matters arising from the above minutes

P.86 There were no matters arising.

Item 5 Planning Applications

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

P.87 5.1 To consider and make recommendations on Planning

Applications:

Signed.....

20220239 3 Lilac Place, Meopham, Gravesend, Kent, DA13 0ER

Application of removal of condition 2 attached to planning reference no.20180036 for the erection of a single storey rear extension to form larger kitchen/dining room and a wet room; to allow the approved drawing no MAD-360-04 be replaced with the amended elevational drawings.

The Parish Council has no objection to this application.

PROPOSED: Cllr M Bramer SECONDED: Cllr Ogden 4 votes in favour/1 abstention

20211454 – Charam, Rhododendron Avenue, Meopham, Gravesend, KENT. DA13 0TT

Erection of a detached double garage

The Parish Council objects to this application on the grounds that the overall size of the new building is excessive and out of proportion to the house.

PROPOSED: Cllr D Bramer SECONDED: Cllr McTavish All in favour

2022253 – 11 Ediva Road, Meopham, Gravesend, KENT. DA13 0ND

Erection of single storey side and rear extension.

The Parish Council has no objection on this application.

PROPOSED: Cllr Ogden SECONDED: Cllr D Bramer All in favour

19:40 Cllr Buchanan joined the meeting.

20220265 – Graveney Lodge, Wrotham Road, Meopham, Gravesend, KENT. DA13 0HP

Application for a minor material amendment to planning permission reference no 0201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A (Proposed Floor Plan) with drawing numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); and the following drawing numbered 21/0529/13A (Proposed Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (refCAS/2021/127).

The Parish Council has no objection to this application.

PROPOSED: Cllr M Bramer SECONDED: Cllr Ogden All in favour

Signed.....

20220126 – Taralee, Wrotham Road, Meopham, Gravesend, Kent, DA13 0HP

Removal of mono pitch roof to entrance hall/garage at front and installation of a balcony with balustrade.

The Parish Council has no objection on this application.

PROPOSED: Cllr McTavish SECONDED: Cllr Ogden All in favour

20220326 – 17 Pitfield Drive, Meopham, Gravesend, KENT. DA13 0AY

Conversion of the existing garage to form utility, study and shower room together with demolition of existing porch and erection of replacement porch.

The Parish Council has no objection to this application.

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

20220329 - 23 The Pippins, Meopham, Gravesend, KENT. DA13 0HB

Erection of a single storey rear extension.

The Parish Council has no objection to this application provided it does not contravene Gravesham Borough Council's Supplementary Planning Document "Householder Extensions/Alterations Design Guide".

PROPOSED: Cllr Green SECONDED: Cllr Ogden All in favour

20220343 – Twyn Gables, Newlands Lane, Culverstone, Gravesend, KENT. DA13 0RD

Erection of a single storey rear extension to form a utility room, enlargement of the existing dormer extensions in both side roof slopes to enlarge first floor bedroom, and addition of an en-suite and installation of a new window on the rear elevation. New Utility Room on Ground Floor, Loft Extensions to Enlarge First Floor Bedroom, addition of En-Suite and New Window to Rear Elevation.

The Parish Council has no objection to this application provided it does not contravene Gravesham Borough Council's Supplementary Planning Document "Householder Extensions/Alterations Design Guide".

PROPOSED: Cllr D Bramer SECONDED: Cllr Ogden All in favour

20220348 – Long Acre, Rhododendron Avenue, Meopham, Gravesend, KENT. DA13 0TT

Erection of a single storey rear extension with rooms in the roof space.

The Parish Council objects to this application on the grounds of the overall scale of the development being inappropriate given the property's location within the greenbelt.

Signed.....

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

20220003 - Burghfield, Wrotham Road, Culverstone, Gravesend, Kent, DA13 0RF

Conversion of existing stables into a 2 bedroom dwelling

The Parish Council raises objections on the grounds (i) it is an inappropriate development in the Greenbelt and (ii) it would result in a second hereditament on a single residential site.

PROPOSED: Cllr D Bramer SECONDED: Cllr M Bramer All in favour

20220354 – 7 Orchard Drive, Meopham, Gravesend, Kent, DA13 0LN

Erection of single storey rear and side extension.

The Parish Council raises no objection to this application

PROPOSED: Cllr Buchanan SECONDED: Cllr Ogden All in favour

20220361 – Valley Side, 53 Rhododendron Avenue, Meopham, Gravesend, Kent, DA13 0TU

Erection of single storey side extension with new front and rear single window dormers.

This application appears to be a revision of 20220040 previously refused and objected to by Meopham Parish Council.

The Parish Council objects to this application on the grounds that the scale of the development is inappropriate in a Greenbelt.

PROPOSED: Cllr D Bramer SECONDED: Cllr M Bramer All in favour

20220238 – Lomer Farm Estate, Wrotham Road, Meopham, Gravesend, Kent, DA13 0HT

Redevelopment of land at Lomer Farm, Meopham, comprising the creation of 6 no. commercial units in a flexible E(g)/B8 use (formerly B1/B8 uses) and 3 no. residential units with associated access and parking, following the demolition of existing commercial, agricultural and stable buildings.

The Parish Council raises no objection to this application providing that it is made a condition of the permission that the applicant complies with the Council's affordable housing policy by providing such accommodation on site rather than a payment in lieu of the unit.

PROPOSED: Cllr McTavish SECONDED: Cllr D Bramer 4 in favour, 2 against.

Signed.....

Item 6 Planning Enforcements

P.88 This was noted. Clerk to enquire of GBC what action it is taking in respect of one particular property

Item 7 To note the Chairman for the next Planning Committee meeting on 10th May 2022

P.89 Cllr Gofton will be the Chairman of the next meeting on Tuesday 10th May 2022

Meeting closed at 8:07

Signed.....