

Meopham Parish Council
Minutes of a Planning Applications Working Group
held on Tuesday 14th December 2021 at 7.30pm
Virtual Meeting via Zoom

Committee Members present: Cllr D Bramer, Cllr M Bramer, Cllr Buchanan, Cllr Dalby, Cllr Ogden, Cllr Rose and Cllr Wade

In attendance: Shaun Fishenden (Clerk)

Item 1 To receive and accept apologies for Absence

P.53 Apologies accepted from Cllr Gofton (holiday), Cllr Green (prior commitment) and Cllr McTavish (prior commitment)

It was noted that Cllr Sims was not present although no apologies had been received.

Item 2 To receive Declarations of Interests

P.54 There were no declarations of interest.

Item 3 To approve the minutes from the previous meeting (23.11.21)

P.55 The minutes from the meeting of 23.11.21 were received, these will be formally approved at a later face to face meeting.

PROPOSED: Cllr Buchanan, SECONDED: Cllr Wade and all in favour.

Item 4 To consider matters arising from the above minutes

P.56 There were no matters arising.

Item 5 Planning Applications

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

P.57 5.1 To consider and make recommendations on Planning Applications:

20211414 - Shelly, Meadow Lane, Culverstone, Gravesend, DA13 0UN

Erection of dormer window (with 3 pitched roof elements) to rear

There is no objection to this application.

PROPOSED: Cllr D Bramer, SECONDED: Cllr Buchanan and all in favour.

20211303 - Little Acre, Foxendown Lane, Meopham, Gravesend, DA13 0AE

Erection of a two-storey rear extension and single storey side extension

There is no objection to this application.

PROPOSED: Cllr Buchanan, SECONDED: Cllr Wade and all in favour.

20211427 - 4 Tradescant Drive, Meopham, Gravesend, DA13 0EE

Extension to the existing garage and conversion into habitable rooms incidental to the existing dwelling

It was agreed to use the following text from the suggested comment; “it appears that the only significant change in the current application compared to that recently rejected is to eliminate the front door which the previous plans incorporated and which appears to have fuelled the concern that the scheme as then submitted would create separate self-contained accommodation.

This change may deal with that ground for refusal and the associated highway concerns but we consider that it fails completely to answer the objection based on the size of the extension and its impact on the local character of the area. That impact remains substantial and we consider if permitted the property would be very much out of keeping with the surrounding built environment. It would still conflict with policy CS19”

PROPOSED: Cllr Wade, SECONDED: Cllr Ogden and all in favour.

20211342 - Croft View, White Horse Lane, Meopham, Gravesend, DA12 0UE
Retention of mobile home

Objection to this application on the grounds that there appears to be no evidence of previous planning approval/lawful development certificate for a mobile home at this site

PROPOSED: Cllr Ogden, SECONDED: Cllr Rose and all in favour.

20211455 - Pine Glen, David Street, Meopham, Gravesend, DA13 0BT
Erection of a roof extension involving the raising of the existing roof, the construction of four front and four rear dormer windows, installation of solar panels to front roof slope, a glazed two storey front porch extension and a two storey glazed rear extension

Objection to this application on the grounds of the bulk and scale of the proposed extension, in addition we believe it would be an inappropriate change to and out of keeping with the existing rural street scene.

PROPOSED: Cllr Wade, SECONDED: Cllr D Bramer. There were four votes in favour and three abstentions. The motion was carried.

20211435 - Sunnyview, Carters Hill Lane, Meopham, Gravesend, DA13 0UG
Conversion of existing detached double garage to create a self-contained annexe, ancillary to the main dwelling

Objection to this application as we believe it would create a second self-contained dwelling and thus would constitute over-development in the Green Belt.

PROPOSED: Cllr M Bramer, SECONDED: Cllr Wade. There were three votes in favour, three against and one abstention. As a result, the meeting chairman exercised their casting vote, which was in favour. The motion was carried.

20211469 - Muttis Haus, Ridge Lane, Meopham, Gravesend, Kent, DA13 0DP
Erection of a single storey rear extension, alterations and increase in roof height to create space with useable head height on the first floor, additional rooflight windows to front and rear roof slopes, erection of a two-storey entrance porch and infill extension to front.

No objection to this application.

PROPOSED: Cllr D Bramer and SECONDED: Cllr Buchanan, all in favour.

Item 6 Planning Enforcement Issues Update

P.58 It was noted no further updates have been received at this present time.

Item 7 To note the Chairman for the next Planning Committee Meeting on 18.01.22

P.59 It was noted that Cllr M Bramer would be the Chairman for the next Planning Applications Committee meeting, to be held on 18 January 2022.

Meeting closed at 8.05pm

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