

**Meopham Parish Council**  
**Minutes of the Planning Applications Working Group**  
**held on Tuesday 6<sup>th</sup> June 2023 at 7.00pm**  
**Virtual Meeting via Zoom**

**Members Present:** Cllr Buchanan  
Cllr Green  
Cllr Wade - Chairman  
Cllr Ogden

**In Attendance:** C Collings – Deputy Clerk

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

**P.1** Apologies were received and accepted from Cllr Bramer and Cllr Price (prior engagements).

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

**P.2** No declarations of pecuniary and non-pecuniary interests were received.

**Item 3 To receive the minutes from the previous meeting: 04.05.2023**

**P.3** It was agreed to accept the minutes held on 04.05.2023  
PROPOSED: Cllr Wade. SECONDED: Cllr Ogden. All in favour.

**Item 4 Planning Applications**

**P.4** All decisions made will be actioned under delegated authority of the Clerk

**4.1 To consider and make recommendations on Planning**

**20230344 – Oaklands Farm, Priestwood Road, Meopham, Gravesend Kent DA13 0DA**

*Application for a Lawful Development Certificate in respect of the existing residential use of a former agricultural outbuilding for over four years.*

Meopham Parish Council have been provided with no additional information on this application that would influence the decision and cannot confirm or otherwise the clients claim.

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

**20230402 – The Orchard, Melliker Lane, Meopham, Gravesend Kent DA13 0HY**  
*Retention of fencing on land. Resubmission following refusal of 20220824 with loss of 2-metre-high close boarded fence on the western side of the site.*

Meopham Parish Council objects to this planning application it would constitute inappropriate development in the Green Belt and in the Meopham Downs Landscape Character Area as it would have a detrimental effect on the rural environment.

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

**20230413 – Woodlands, Whitepost Lane, Culverstone, Gravesend Kent DA13 0TH**

*Erection of a two-storey rear extension, single storey side extension, open front porch and redesign and alterations to existing roof.*

Meopham Parish Council raises no objections to this planning application

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

**20230451 – 1 Warwick Gardens, Meopham, Gravesend, Kent DA13 0PJ**

*Conversion of existing garage, removal of existing rear ground floor extension and erection of two storey rear extension*

Meopham Parish Council raises no objections to this planning application

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

**20230520 – 1 Huntingfield Road, Meopham, Gravesend, Kent DA13 0EY**

*Erection of first floor side extension including a dormer extension in the rear roof slope.*

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

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

**20230497 – 21 Cheshunt Close, Meopham, Gravesend, Kent DA13 0HU**

*Demolition of existing outbuilding, part garage conversion, two storey rear extension, single storey front extension & internal alterations.*

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

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

**20230513 – Charnwood, 77 Beechwood Drive, Meopham, Gravesend Kent DA13 0TX**

*Part retrospective application for the use of the land for the stationing of 2 mobile homes, and associated landscaping.*

Meopham Parish Council refer this application back to GBC as the issue is complicated by the overall lack of site provision within the borough and the lack of strategy contained within the Gravesham Local Plan. However, precedent should not be set where there is in effect no confirmed GBC planning policy on this issue.

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

**20230441 – 2 Church Cottages, Wrotham Road, Meopham, Gravesend, Kent DA13 0AB**

*Replace structurally unsound construction with green oak frame and reconstruct gable end and shared front chimneys as a result of scaffold collapse.*

Meopham Parish Council raises no objections to the application provided that the developer meets the access statement's commitment to replacing existing modern construction materials with those more sympathetic to the building's heritage. Meopham Parish Council strongly expects the Planning Authority to ensure that these ambitions are met and not to allow any building materials to be used that are in conflict with the building's location and history.

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

**20230533 – 2 Church Cottages, Wrotham Road, Meopham, Gravesend, Kent DA13 0AB**

*Application for Listed Building Consent for the replace structurally unsound construction with green oak frame and reconstruct gable end and shared front chimneys as a result of scaffold collapse.*

Meopham Parish Council raises no objections to the application provided that the developer meets the access statement's commitment to replacing existing modern construction materials with those more sympathetic to the building's heritage. Meopham Parish Council strongly expects the Planning Authority to ensure that these ambitions are met and not to allow any building materials to be used that are in conflict with the building's location and history.

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

**20230518 – Graveney Lodge, Wrotham Road, Meopham, Gravesend, Kent DA13 0AQ**

*Application for the variation of condition 2 attached to planning permission reference 20220265 for the erection of a single storey dwelling house; to allow the replacement of 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 (ref-CAS/2021/127).*

Meopham Parish Council objects to this planning application on the grounds that the addition of the plant and storeroom adds to the bulkiness of the property and reduces further the distance between the proposed dwelling and the Cheyne Walk properties.

PROPOSED: Cllr Green. SECONDED: Cllr Ogden. There were three votes in favour and one abstention. The motion was carried.

**20230432 – Mulberry Cottage, 72 Beechwood Drive, Meopham, Gravesend Kent DA13 0TX**

*Demolition of detached garage; Erection of single storey side extension and roof alterations including new front and rear gables.*

Meopham Parish Council objects to this planning application on the grounds of inappropriate development within the greenbelt.

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

**20230485 – Fleethouse, Beechwood Drive, Meopham, Gravesend, Kent DA13 0TX**

*Demolition of conservatory and erection of rear extension and extension to side garage.*

Meopham Parish Council raises no objections to this planning application.

Meopham Parish Council would like it noted that GBC Enforcement should have pursued the building of the conservatory but don't appear to have done so. The conservatory in question has been in existence for over 15 years and is in reality, probably in need of updating.

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

**20230193 – 14 Pitfield Drive, Meopham, Gravesend, Kent DA13 0AY**

*Erection of a new front porch and a loft conversion with rear dormer and roof lights to front.*

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

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

**20230408 – 6 Longfield Road, Meopham, Gravesend, Kent DA13 0EN**

*Erection of first floor rear extension and erection of summerhouse to be used as a home office in the rear garden.*

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

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

**20230534 – 12 Orchard Drive, Meopham, Gravesend, Kent DA13 0LW**

*Demolition of existing rear conservatory and side lean-to; erection of new single storey side extension with roof lights.*

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

PROPOSED: Cllr Wade. SECONDED: Cllr Ogden.

**20230540 – 4 Tradescant Drive, Meopham, Gravesend Kent DA13 0FE**

*Erection of a 1<sup>st</sup> floor side extension*

Meopham Parish Council objects to this planning application as it is inappropriate for the street scene. Meopham Parish Council also raise concerns that the plans may not meet the requirements of GBC's Householder Extensions/Alterations Design Guide.

PROPOSED: Cllr Wade. SECONDED: Cllr Green.

**20230571 – 12 Edmund Close, Meopham, Gravesend Kent DA13 0NB**

*Erection of a single story side extension and installation of a first floor window in the flank elevation of the existing dwelling house.*

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

PROPOSED: Cllr Green. SECONDED: Cllr Buchanan.

**20230457 – The Chestnuts, Wrotham Road, Meopham, Kent DA13 9AH**

*Addition of 1 no bedroom to 2<sup>nd</sup> floor and erection of outbuilding for staff accommodation.*

Meopham Parish Council raises no objections to this planning application.

PROPOSED: Cllr Green. SECONDED: Cllr Buchanan.

**20230465 – Helen Allison School, Longfield Road, Meopham, Gravesend, Kent DA13 0EW**

*Construction of a school Multi Use Games Area (MUGA) within an existing playing area.*

Meopham Parish Council raises no objections to this planning application.

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

**Item 5 Planning Appeals: To consider and make recommendations on the following planning applications (\*)**

**20221241 – Priesthood, Priestwood Road, Harvel, Kent DA13 0DA**

**P.5** Members considered that the Council should make no additional comments on this planning application on the basis that its original comments will be seen by the Planning Inspector.

**Item 6 Planning Decisions: To note the Planning Decisions lists issued by Gravesham Borough Council (\*)**

**P.6** The decision lists for May 2023 were noted.

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**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**

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**Item 7            Planning Enforcements: To note any updates to the planning enforcement list**

**P.7** The planning enforcement updates were noted.

***Meeting closed at 19.26***