

Meopham Parish Council
Minutes of the Planning Applications Working Group
held on Tuesday 10th May at 7.30pm
Virtual Meeting via Zoom

Committee Members present: Cllr D Bramer
Cllr M Bramer
Cllr Gofton (Chairman)
Cllr Wade
Cllr Buchanan
Cllr McTavish

In attendance: C Collings – Assistant Clerk

Item 1 To receive and accept apologies for Absence

P.90 Apologies were accepted from:
Cllr Ogden (prior engagement)
Cllr Price (prior engagement)
Cllr Green (prior engagement)

P.91 It was noted that Cllr Rose and Cllr Sims were absent with no apologies received.

Item 2 To receive Declarations of Interests

P.92 No declarations of interests received.

Item 3 To approve the minutes from the previous meeting (12.04.22)

P.93 The minutes from the previous meeting were agreed.

PROPOSED: Cllr Buchanan SECONDED: Cllr McTavish 5 in favour, 1 abstain

Item 4 To consider matters arising from the above minutes

P.94 There were no matters arising.

Item 5 Planning Applications

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

P.95 5.1 To consider and make recommendations on Planning

Applications:

Signed.....

20220364 – 1 Meadfield Road, Meopham, Gravesend, Kent, DA13 0PR

Erection of 2-bedroom end of terrace house, including formation of new access.

The Parish Council objects to this application on highway grounds. This is a difficult junction where accidents have occurred on a regular basis. Adding an accessway to the road at this point will exacerbate the difficulties faced by drivers and increase the risk of accidents.

The Parish Council additionally objects to this application on the ground that the size of proposed development is disproportionate to the size of the plot available and would not provide a suitable sized garden.

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

20211426 - Land West of Long Acre, Rhododendron Avenue, Meopham, Gravesend Kent

Erection of a mobile home with hardstanding, new retaining wall and lay gravel to existing access.

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

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

20220235 - Amankila, Rhododendron Avenue, Meopham, Gravesend Kent DA13 0TT

Application for removal of condition 2 attached to planning permission reference no. 20210115 for the demolition of existing 4 bedroom dwelling and erection of replacement 4 bedroom dwelling; to allow amendment to the internal floor layout and elevational treatment.

The Parish Council has no objection on this application.

PROPOSED: Cllr M Bramer SECONDED: Cllr S Gofton All in favour

20220385 - Holly House, Wrotham Road, Culverstone, Gravesend Kent DA13 0RE

Erection of a single storey rear extension

The Parish Council has no objection to this application.

PROPOSED: Cllr Gofton SECONDED: Cllr Buchanan All in favour

Signed.....

20220398 - The Haven, Brimstone Hill, Meopham, Gravesend, Kent DA13 0BN

Application for variation of condition 3 attached to Planning Consent reference number 20100148 for the erection of a detached summer house to be used as residential for a temporary period whilst the main dwelling is completed, to allow for a temporary consent for a period of 3 years for the use of the summer house as a residential 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 Bramer SECONDED: Cllr Wade 5 in favour, 1 against

20220369 - Ridgeway, Whitepost Lane, Culverstone, Gravesend Kent DA13 0TJ

Erection of a single storey front extension

The Parish Council has no objection to this application.

PROPOSED: Cllr D Bramer SECONDED: Cllr S Gofton All in favour

20220284 - Land North of Foxdene, Wrotham Road, Meopham, Gravesend, Kent, DA13 0QG

Erection of detached chalet bungalow

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 B Wade 5 in favour, 1 against

20211584 - The Oast House, Dean Lane, Harvel, Gravesend Kent DA13 0BS

Application for removal of condition 11 (with 11ii) attached to planning permission reference no.19780873 (GR/78/873) for the erection of detached double garage, to allow; conversion of garage to form habitable rooms.

The Parish Council objects to this application on the grounds that it would constitute an additional two storey hereditament in the Greenbelt and would reduce available parking.

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

Signed.....

20220434 – 10 Huntingfield Road, Meopham, Gravesend, Kent, DA13 0EZ
Erection of single storey rear extension and new garage

The Parish Council has no objections to this application.

PROPOSED: Cllr Wade SECONDED: Cllr McTavish All in favour

20220060 - Woodthorpe, Whitehill Road, Meopham, Gravesend Kent
DA13 0NS

REVISED PLANS Demolition of existing single-storey dwelling, garage and outbuildings, and erection of two storey four-bedroom detached dwelling, associated garden structures and hard and soft landscaping.

The Parish Council raises objections on the grounds of excessive bulk.

PROPOSED: Cllr M Bramer SECONDED: Cllr Gofton 4 in favour, 2 abstain

20220154 – Stables, South Street Farm, Wrotham Road, South Street, Kent

Conversion of former stable block to create 1 no. 3 bedroom dwelling and 1 no. 3-bedroom dwelling with annexe, associated works to the access, parking and landscaping.

The Parish Council raises no objection to this application providing the annexe is never used as a separate hereditament and ensuring that the proposal complies with Fire and Rescue Services recommendations.

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

20220183 - 1 Southfield Shaw Park Homes, Harvel Road, Meopham, Gravesend Kent DA13 0RH

Erection of a single storey side extension to my existing mobile home on my existing iron frame deck in matching materials to my mobile home to form an enterway/utility room.

The Parish Council has no objections to this application

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

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

P.96 This was noted.

Signed.....

Item 6 **To note the Chairman for the next Planning Committee meeting on 7th June 2022**

P.97 TBC

CLOSED SESSION

Item 7 **Planning Enforcements**

P.98 Clerk will request the senior Planning Officer from GBC come to meet with MPC

P.99 Clerk will update the enforcement list with the additional property.

Meeting closed at 8:22pm

Signed.....