

# Meopham Parish Council

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A Civility & Respect  
Pledge Council

## **Minutes of the Extra Ordinary Full Council Meeting held on Wednesday 3<sup>rd</sup> December 2025 at 7:00pm in St Johns Centre, Wrotham Road, Meopham, DA13 Meopham Village Hall, Wrotham Road, DA13 0AA**

**Members Present:** Cllr D Bramer  
Cllr S Buchanan  
Cllr R Collings  
Cllr D Fisher  
Cllr S Gofton  
Cllr J McNamara  
Cllr D Sims - Chairman  
Cllr B Wade  
Cllr P Watson

**In Attendance:** Cllr D Morton and Cllr G Foster – Kent County Council  
Cllr G Harding – Gravesham Borough Council  
103 members of the public  
L Winter – Clerk

**Meeting started at 19:00**

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

**F.C. 157** Apologies were received and accepted from Councillor Haslam (prior commitment) and Councillor D Johnson (out of the country for work).

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

**F.C. 158** Councillor Watson declared a non-pecuniary interest in item 4.4, 4.5 and 4.10. Councillor Gofton declared a non-pecuniary interest in item 4.10. Councillor Sims declared a non-pecuniary interest in item 4.4 and 4.5.

**Item 3: Public Session & External Reports**

### **3.1 Public Session**

Disclaimer: The statements made during the Public Session reflect the opinion of the speaker(s) and are not necessarily accurate or factual information.

**F.C. 159** The Chairman stated that Meopham Parish Council has no affiliation to any campaign groups. We are consultees only and urged the public to comment as individuals, whether to object or support.

Many comments were received from the public with the fundamental areas focussing around the highway capacity and traffic flow, local

services including schools and healthcare, flooding, GBC not using the Brownfield Sites first and the lack of the local plan.

Another member of the public stated that GBC have enough Brownfield Sites to accommodate the housing need but for some unknown reason the Government is intent on coming for the Green Belt. There is no logic over Brownfield Sites. Green Belt is needed for sustaining agriculture.

An attendee stated that in 2010 a complex of 50 sheltered/extra care housing units had been rejected along the Longfield Road and nothing had changed since then, but GBC are considering 120 residential dwellings.

Councillors added to the debate that the concerns relate to the wider cumulative effects arising from multiple large-scale developments currently under consideration in adjacent or closely connected locations. Applications cannot be considered in isolation, their impacts are inherently interlinked. Determination should be deferred until such cumulative impacts have been properly evaluated.

Comments were also received in connection with the planning applications at 4.4 and 4.5 regarding GBC failing to stop the illegal building, and the destruction of ancient woodland. What is in the local plan for travellers, so that they do not use land illegally?

### **3.2 Borough Councillors and County Councillors**

**F.C. 160** Councillor Harding stated that it was not clear whether all these large-scale planning proposals were part of the local plan, as the local plan was still not out.

Councillor Morton advised people to read Gravesham Borough Councils Five-Year Land Supply Statement which was published in February 2025.

### **3.3 Police**

**F.C. 161** There were no police present.

**Item 4: Planning Applications: To consider and make recommendations on the following planning applications**

**F.C. 162** All recommendations made will be actioned under delegated authority to the Clerk.

Councillors considered the documentation presented.

#### **4.1 20250992 – Land At, Wrotham Road, Meopham**

*Outline application for the erection of up to 350 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Wrotham Road and all other matters are reserved.*

RESOLVED unanimously to object (see comments under public session);

- 4.2 20250993 – Land Adjacent To, Longfield Road, Meopham**  
*Outline application for the erection of up to 120 residential dwellings, public open space and associated works. Approval is sought for the principal mean of vehicular access from Longfield Road and all other matters are reserved.*  
RESOLVED unanimously to object (see comments under public session);
- 4.3 20251116 – Land West Of, Norwood Lane, Meopham**  
*Outline application with all matters reserved (except access) for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.*  
RESOLVED unanimously to object (see comments under public session);
- 4.4 20250764 – Land South Of, White Post Lane, Cobham**  
*Change of use of the land for the stationing of 8 mobile homes for gypsy and traveller use, erection of associated day rooms, soft landscaping and laying of hardstanding (part retrospective).*  
RESOLVED to object (2 abstentions);
- 4.5 20251123 – Land South Of, White Post Lane, Cobham**  
*Part retrospective change of use of land to Gypsy/Traveller site comprising 2 individual pitches with the siting of a total of 3 Mobile Homes, 2 Touring Caravans, and 2 Dayrooms.*  
RESOLVED to object (2 abstentions);
- 4.6 20251132 – 63 Tradescant Drive, Meopham**  
*Erection of first floor rear extension and single storey side extension, incorporating alterations to fenestration.*  
RESOLVED no objection (3 abstentions);
- 4.7 20251135 – Elizabeth House, The Street, Meopham**  
*Changes to existing ground floor rear extension. Removal of existing ground floor WC/Utility room rear extension. Internal alterations and refurbishment.*  
RESOLVED no objection subject to input from Conservation Officer (2 abstentions);
- 4.8 20251136 – Elizabeth House, The Street, Meopham**  
*Application for Listed Building Consent for the changes to existing ground floor WC/Utility room rear extension. Internal alterations and refurbishment.*  
RESOLVED no objection subject to input from Conservation Officer (2 abstentions);
- 4.9 20251143 – 30 Walnut Tree Way, Meopham**  
*Conversion of garage to form habitable space. Erection of a detached garage.*  
RESOLVED no objection (1 abstention);

**4.10 20251162 – Nurstead Court, Nurstead Church Lane, Meopham**  
*Retrospective change of use of agricultural land to a dog day care facility (Sui Generis), together with the siting of 3 no. portacabins and a perimeter fence for a temporary period of 2 no. years.*  
RESOLVED no objection (4 abstentions);

**4.11 20251179 – Jonita, Wrotham Road, Meopham**  
*Erection of storage outbuilding in front garden.*  
RESOLVED no objection subject to consultation with Southern Gas Network (SGN)(2 abstentions).

***The meeting closed at 20:56***