

Meopham Parish Council

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A Civility & Respect
Pledge Council

Minutes of the Extra Ordinary Full Council Meeting held on Tuesday 23rd September 2025 at 7:30pm in Meopham Village Hall, Wrotham Road, DA13 0AT

Members Present:

Cllr S Buchanan
Cllr R Collings
Cllr D Fisher
Cllr S Gofton
Cllr P Haslam – Meeting Chairman
Cllr J McNamara
Cllr B Wade
Cllr P Watson

In Attendance:

Cllr D Morton and Cllr G Foster – Kent County Council
Cllr G Harding – Gravesham Borough Council
72 members of the public
L Winter – Clerk

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

F.C. 87 Apologies were received and accepted from

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

F.C. 88 Cllr McNamara declared a pecuniary interest in planning application 20250878 – Little Hintock, Meopham Green, Meopham, DA13 0PY

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. 89 The Chairman asked if anyone present was here to discuss anything other than the Planning Application for Blackthorn Farm, if they were this would be the time. No comments/questions were received.

3.2 Borough Councillors and County Councillors

F.C. 90 Cllr D Morton introduced herself.

3.3 Police

F.C. 91 There were no police present.

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

F.C. 92 All recommendations made will be actioned under delegated authority to the Clerk

20250802 – Blackthorn Farm, Wrotham Road, Meopham, Gravesend, Kent

Outline planning application for up to 100No. residential dwellings (including affordable housing), with all matter reserved except for access and creation of a new access from A227/South Street

The Chairman started off by stating that Meopham Parish Council are consultees only. They do not have any powers, it will submit its response to Gravesham Borough Council the same as anyone else. Councillors can comment as individuals, but must clearly state this.

They advised that the public need to comment as individuals, whether to object or support, but the reasons given need to be material. Valid planning objections (material considerations) are: These relate directly to land use, development, and planning law:

- Impact on traffic and highway safety – congestion, access, parking provision, road safety.
- Impact on neighbours' amenity – overlooking, loss of privacy, overshadowing, loss of light, noise, odours.
- Scale, design, and appearance – whether the proposal is out of keeping with the character of the area.
- Impact on the environment – loss of trees, effect on wildlife or biodiversity, pollution concerns.
- Impact on heritage – effect on conservation areas, listed buildings, archaeological sites.
- Local planning policy – conflict with the Local Plan, Neighbourhood Plan, or national planning policies (e.g. NPPF in England).
- Land use – whether the development is appropriate for the location.
- Flood risk, drainage and contamination – if the site has constraints or risks.
- Infrastructure capacity – schools, healthcare, utilities, etc., if relevant and evidenced.
- Designated sites – Green Belt, Areas of Outstanding Natural Beauty (AONB), SSSIs etc.
- Sustainability issues – energy efficiency, climate impact, public transport accessibility.

Many comments were received from the public with the fundamental areas focussing around the known wildlife in the area, the ancient woodland, concerns over the water run off, the demand on the A227. An attendee stated that the traffic implications were the most likely to be successful in getting the application stopped, and that it would be prudent to carry out traffic surveys. Another added that the hydrology was also fundamental.

Cllr Watson stated that Gravesham Kent Association of Local Councils (KALC) were united in gathering details that would be submitted to Gravesham Borough Council on all the large scale planning proposals affecting Cobham, Higham, Shorne, Luddesdown and Meopham.

A member of the public suggested this united approach include Sevenoaks as well. They also added that Cllr Harry Rayner at a meeting of Ash-cum-Ridley Parish Council, stated that it may be possible that the A227 could get weight restriction classification to prevent HGVs using it other than for access only.

The Councillors of Meopham Parish Council then all contributed to the debate and voted unanimously to object to the planning application.

F.C. 93 The Chairman agreed for Planning Application 20250878 – Little Hintock, Meopham Green, Meopham be moved to the end of the agenda for decision allowing Cllr McNamara to be present for all other items and only needing to leave at the end.

F.C. 94 **20250899 – Pine View, Whitepost Lane, Culverstone, Gravesend, DA13 0TH**
Demolition of conservatory and erection of a single storey rear extension with flat roof and roof light

It was agreed that the Parish Council would raise no objection to this proposal.

F.C. 95 **20250121 – Leasden, Rhododendron Avenue, Meopham, Gravesend Kent**
Erection of two bedroom, self-build bungalow, with associated works including hardstanding for two cars and pedestrian access path

Councillors noted that planning had been refused some years ago but that it appeared that an existing building, albeit dilapidated, was shown in photo's. It was in the green belt but on balance propose no objection.

It was agreed that the Parish Council would raise no objection to this proposal.

Item 5: **Planning Appeals: To note the following appeals had been received**

2025/038/REF – Land At Stoney Wood Wrotham Road South Street Meopham Kent DA13 0QG

Application for the change of use of land from agricultural to C3 dwellinghouse, proposal to convert the existing agricultural barn into a single self build dwelling with associated hard and soft landscaping

2024/00035/ENF – Land North of Brecon Heron Hill Lane Meopham

Appeal against the Enforcement Notice that without the benefit of planning permission the material change of use of the Land from vacant land in the Green Belt to a Gypsy and Traveller residential site, the stationing of a touring caravan and vehicles on the Land, installation of water treatment plant and utilities, and the carrying out of engineering operations, including the deposit of hard core materials, to create a site access and hardstanding

F.C. 96 These were noted.

Item 6: **Training: To agree the date for the councillor training with Mulberry LAS Ltd on roles and responsibilities at a cost of £450+VAT plus travel expenses and refreshments for all attendees.**

F.C. 97 The training was agreed unanimously at a cost of £450+VAT plus travel expenses and refreshments for all attendees. Date to be advised.

Item 7: **Act of Remembrance: To agree arrangements**

F.C. 98 Arrangements were discussed and it was agreed that Cllr Fisher, Cllr Buchanan, Cllr Wade and Cllr Gofton would plan the event and inform full council of the final arrangements. The event would incur costs for the road closure, wreaths and the cricket pavilion but that there was an event budget.

F.C. 99 Cllr McNamara left the room

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

20250878 – Little Hintock, Meopham Green, Meopham Gravesend, DA13 0PY

Installation of 13 solar panels to roof, 6 to rear and 7 to side

F.C. 100 A Councillor advised that there were houses not far away from this property that had solar panels on the front and side. Three of these houses the solar panels were quite prominent. This application is for them to be installed on the side and rear. Another Councillor stated that this was within a conservation area.

Proposed no objection. There were 5 votes for and 2 abstentions. The proposal was carried.

The Parish Council would raise no objection to this proposal.

The meeting closed at 9.24pm