

Minutes of a meeting of Full Council

held on Tuesday **19th July 2016** at 7:30 pm

at Culverstone Community Centre, Culverstone

Present: Cllrs Buchanan, (Chairman), D Bramer, M Bramer, S Gofton,
R Knott, J Ogden (Vice) and B Wade

In attendance: M. Cason, Community Warden, 2 Members of the Public
Mrs S Egglesden (Parish Clerk)

The Chairman welcomed everyone to the meeting and advised that the meeting is being recorded.

Item 1: Apologies for absence

C.19 There were apologies from Parish Councillors Hasler (holiday), Howard (family commitment), McTavish (unwell) and Powell (KALC Area Meeting). Apologies were also received from Borough Councillors L Boycott, J Burgoyne and D Shelbrooke.

Item 2: Declarations of Interest

C.20 There were no declarations of interest.

Cllr Ogden arrived at 7.35pm.

A motion to suspend Standing Orders was proposed by Cllr M Bramer, seconded by Cllr Gofton and all voted in favour. The Chairman invited the Community Warden to speak. Questions were also invited from the members of public. Standing Orders were then reinstated

Item 3: To approve minutes of the previous meetings (10.05.16, 07.06.16, 05.07.16 and 13.07.16)

C.21 The minutes of the meeting held on 10.05.16 were approved as a true and correct record on a proposal by Cllr M Bramer and seconded by Cllr Wade. All voted in favour. The minutes of the meeting held on 07.06.16, were approved as a true and correct record on a proposal by Cllr M Bramer and seconded by Cllr Ogden. All voted in favour. The minutes of 05.07.16 were approved as a true and correct record on a proposal by Cllr M Bramer and seconded by Cllr Ogden. All voted in favour. The minutes of 13.07.16 were approved as a true and correct record on a proposal by Cllr Knott and seconded by Cllr D Bramer. All voted in favour.

Item 4: To consider any matters arising from the above Minutes

C.22 There were no matters arising on any of the minutes.

Item 5: To consider and make recommendations on Planning Applications**C.23****2016/0558 IONA, NORWOOD LANE, MEOPHAM, KENT DA13 0YE**

Erection of a single storey rear extension to form large kitchen with utility room, walk-in larder, store room, study and outside covered terrace area.

No objection subject to neighbour consultation was proposed on a motion by Cllr Knott. This was seconded by Cllr Ogden. 6 voted in favour and there was 1 abstention. The motion was approved.

2016/0547 - GENTLE SHEPHERD, VALLEY LANE, CULVERSTONE, KENT DA13 0DG

Erection of stable block and tack room.

Cllr M Bramer advised that the application has been declared invalid and therefore is effectively withdrawn so no response is currently required.

2016/0578 – 1 SILVER BIRCH AVENUE, MEOPHAM, KENT DA13 0TP

Construction of dormer window in side (west) roof slope to create new bathroom

No objection was proposed on a motion by Cllr Buchanan. This was seconded by Cllr Wade and all voted in favour. The motion was therefore approved.

2016/0595 – BELLE VUE BRIMSTONE LANE, HARVEL, KENT DA13 0BW

Erection of outbuilding incorporating a dormer extension in the rear roof slope to form garage/workshop with workshop and store room over.

An objection on the grounds of excessive development in the green belt was proposed on a motion of objection by Cllr D Bramer. This was seconded by Cllr Knott and all voted in favour. The motion was therefore approved.

2016/0556 – IVY COTTAGE, LEAFY LANE, MEOPHAM, KENT DA13 0DR

Erection of a single storey side extension and new external staircase

An objection on the grounds of violating the policy for development in the Green Belt was proposed on a motion by Cllr M Bramer. This was seconded by Cllr Wade and all voted in favour. The motion was therefore approved.

2015/1034 – SQUIRREL LODGE, BEECHWOOD DRIVE, MEOPHAM, DA13 0TX

Erection of a swimming pool.

No objection subject to Green Belt policy and subject to neighbour consultation was proposed on a motion by Cllr Buchanan. This was seconded by Cllr Knott and all voted in favour. The motion was therefore approved.

2016/0225 – 47 THE RUSSETS, MEOPHAM, KENT, DA13 0HH

Erection of a two storey side extension and erection of a single storey front extension with an open porch; to form extended lounge, dining room, kitchen and shower at ground floor and extended bedrooms and en-suite shower rooms over.

No objection was proposed on a motion by Cllr Buchanan and this was seconded by Cllr Knott. All voted in favour and the motion was approved.

2016/0534 – 25 CRICKETERS DRIVE, MEOPHAM, KENT DA13 0AX

Erection of a single storey rear extension, single storey side and front extensions with associated works to extend the existing vehicular crossover.

No objection subject to neighbour consultation was proposed on a motion by Cllr Wade. This was seconded by Cllr Gofton and all voted in favour. The motion was therefore approved.

2016/0553 – WISTERIA LODGE, 5 BEECHWAY, MEOPHAM, KENT DA13 0HQ

Erection of a single storey side extension

No objection subject to neighbour consultation was proposed on a motion by Cllr Gofton and this was seconded by Cllr Ogden. All voted in favour and the motion was therefore approved.

2016/0634 – LINDENWOOD MANOR, GRAVESEND ROAD, FAIRSEAT TN15 7RJ

Application for approval of condition 1 attached to planning permission reference number 2015/1198 relating to the details of landscaping scheme.

Following correspondence received from GBC it was agreed to defer commenting until the aftercare plan details were received.

2015/0443 – THE HAVEN, BRIMSTONE HILL, MEOPHAM, DA13 0BN

Construction of a subterranean building comprising a swimming pool, changing rooms, shower, plant room and garage for three vehicles with canopy, erection of gabion retaining walls and entrance staircase, with alterations to the ground level.

Cllr Buchanan reported that Cllr McTavish is speaking against the application at the GBC Regulatory Board meeting tomorrow.

2016/0621 THE IVY HOUSE, WROTHAM ROAD, SOUTH STREET DA13 0QJ**2016/0622 THE IVY HOUSE, WROTHAM ROAD, SOUTH STREET DA13 0QJ**

Cllr D Bramer reported that the original application has now been withdrawn and GBC Enforcements are investigating the site in respect of planning irregularities.

2016/0145 - THE OLD DAIRY, BOCODA HILL FARM, WROTHAM ROAD DA13 0QG

Loft conversion to create larger roof space to existing first floor landing area, study and two bedrooms, with single storey rear extension to form garden room.

Cllr Wade reported that due to inaccurate plans, GBC are now going back to the architect and asking them to resubmit the plans. It was therefore agreed to defer responding on this application.

2016/0611 COPPERFIELD, VALLEY LANE, CULVERSTONE DA13 0DQ

Erection of a single storey side and rear extensions, insertion of bay windows into existing walls and insertion of dormer windows and creation of front and rear barn hipped gable walls to existing roof with associated internal and external works

No objections was proposed on a motion by Cllr Buchanan and this was seconded by Cllr Gofton. All voted in favour. The motion was therefore approved.

2016/0621 WONKY LOG, VALLEY LANE, CULVERSTONE, DA13 0DG

Removal of condition (iii) attached to planning permission reference number 19890808 for the erection of a single store rear extension to form bathroom and internal alterations; to allow the reinstatement of permitted development rights.

An objection on the grounds that permitted development rights were removed from the area concerned in mitigation for the granted building rights at the time was proposed on a motion by Cllr Knott and this was seconded by Cllr Wade. 6 voted in favour and there was 1 abstention. The motion was therefore approved.

2016/0662 AMBLEDOWN, RIDGE LANE, MEOPHAM, KENT DA13 0DP

Erection of a ground floor side extension incorporating a covered porch. Conversion of the basement into utility and store area.

No objection subject to compliance with Green Belt policy, in particular concerning the increase in footprint was proposed on a motion by Cllr D Bramer and this was seconded by Cllr Wade. All voted in favour and the motion was therefore approved.

2016/0442 STRAWBERRY WOOD, DEAN LANE, HARVEL, KENT DA13 0BS

Demolition of existing utility room, cloakroom, bathroom, part kitchen and loggia and erection of a single storey rear extension to provide bedroom, bathroom and kitchen, and an open porch to side, including erection of pitched roof above the existing garden room

No objection subject to compliance with Green Belt policy was proposed on a motion by Cllr M Bramer and this was seconded by Cllr Wade. All voted in favour. The motion was therefore approved.

2016/0643 - OLD OAK COTTAGE, 53 BEECHWOOD DRIVE MEOPHAM DA13 0TX

Erection of a single storey rear extension with a pitched roof incorporating a dormer window in the rear of the roof slope to provide a lounge area on the ground floor and study area at first

floor level and erection of single storey side extension to existing utility room.

No objection subject to compliance with Green Belt policy, in particular with regard to the limit of the one third increase in the original footprint of the property was proposed on a motion by Cllr M Bramer and this was seconded by Cllr D Bramer. All voted in favour. The motion was therefore approved.

Item 6: To receive and note minutes of and/or to determine recommendations made by Standing Committees:

6.1 Environment & Amenities Committee Meeting: 07.06.16

C.24 The minutes were received and noted.

C.25 Cllr D Bramer enquired on the progress to register the village greens. The Clerk advised that the solicitor has only been instructed to register Meopham Green to date but the other greens are being looked into.

6.2 Planning & Projects Committee Meetings: 21.06.16

C.26 The minutes were received and noted

C.27 Cllr Buchanan asked for it to be noted that she appreciated the work carried out by Cllr McTavish along with Cllrs D Bramer and Gofton on the Parish Action Team meeting.

6.3 Administration and Resources Committee Meetings: 07.06.16 and 05.07.16

C.28 The minutes were received and noted.

6.3.1 On a recommendation from the A&R Committee to approve and adopt a Training Policy

C.29 Cllr Ogden proposed adopting the Training Policy and this was seconded by Cllr Buchanan. The Training Policy was therefore approved.

6.3.2 On a recommendation from the A&R Committee to approve and adopt an Equality Policy

C.30 Cllr Ogden proposed adopting the Equality Policy and this was seconded by Cllr D Bramer. The Equality policy was therefore approved.

6.3.3 On a recommendation from the A&R Committee to approve and adopt a Co-Option Policy and to extend the terms of references on the Personnel Committee

C.31 Following on from a discussion on this, Cllr Ogden proposed a motion to adopt a Co-Option Policy and to extend the terms of references on the Personnel

Committee as recommended by the A&R Committee and Cllr Knott seconded this and all voted in favour. The motion was approved

Action: Clerk

6.4 **Judson's Pavilion Sub Committee Meeting: 27.04.16**

C.32 The minutes were received and noted.

C.33 Cllr Ogden reported that we are still waiting for the amendments to the plans so these can be submitted to GBC planning for the fourth time. The correct scale needed to be added to the plans. Cllr Ogden and the Clerk have a meeting set up next week with Nigel Turley from Funding for All.

Item 7: **To receive reports from Parish Council representatives on external bodies**

C.34 Age UK – Cllr Knott reported that they are finding it difficult to find drivers.

C.35 Clay Cottage Trust – Cllr Knott reported that they are looking into closing the Trust with the Charity Commission due to lack of committee members and the difficulties in distributing any money in this day and age under the terms of the Trust's constitution.

C.36 CPRE – Cllr Gofton reported that she is in contact with the local representative and he is speaking tomorrow at the GBC Regulatory Board against The Haven.

C.37 Culverstone Community Centre – Cllr D Bramer reported that they are looking into either new kitchen appliances or a complete new kitchen for the hall.

C.38 Gravesham Rights of Way – Cllr D Bramer reported that there had not been a meeting for a while but should be one shortly.

C.39 Harvel Village Hall – Cllr M Bramer reported that there are new committee members and unfortunately the Harvel Fete suffered this year due to torrential rain on the day.

C.40 KALC – Cllr Powell was at the area meeting tonight

C.41 Meopham Sports & Leisure – Cllr Wade reported that the school rebuild is taking place on the site and the gym has been updated recently.

C.42 Meopham Village Hall – Cllr Knott reported that there is a meeting tomorrow. There have not been many donations for the new roof but hall usage is well supported.

C.43 GBC Rural Forum – Cllr M Bramer advised that he is currently the representative for the council and got elected as one of the 3 voting members. He attended a meeting on 18.7.16 and will report back to the Clerk on the Village Green session.

Item 8: To consider the donation request letter received from Gravesham Borough Council for the proposed Queen Elizabeth II statue, to be sited in Gravesend, and agree on any further action to take, if appropriate, regarding this

C.44 Following discussion on the powers which the council has to enable them to make a donation to this under S.137 and whether it was appropriate, Cllr M Bramer proposed a motion that the council do not make a donation as it would be an inappropriate use of the council's funds. This was seconded by Cllr Knott and there were 6 votes in favour and 1 abstention. The motion was therefore approved.

Action: Clerk

Item 9: Financial Matters:

9.1 To note Meopham Parish Council's Income and Expenditure up to 19th July 2016

C.45 This was noted by members.

9.2 Approve the schedule of payments in accordance with Financial Standing Order 5.2

C.46 Cllr Wade proposed the schedule of payments are approved and this was seconded by Cllr Buchanan. All voted in favour.

9.3 To note the internal auditors report from May 2016

C.47 Members noted the report. Cllr M Bramer was concerned to note that GBC had not complied with legislation by updating their website with parish councillors' Disclosable Pecuniary Interest forms. The Clerk advised that all councillors' forms were now on the GBC website with the exception of Cllr Ogden's forms which had been previously lost by GBC and had been delayed being returned to GBC due to Cllr Ogden's holiday.

Item 10: To note correspondence received

C.48 Members noted the correspondence list.

C.49 Members noted the letter received from a resident with the traffic concerns. It was agreed that the Chairman and Clerk would draft a response with details to whom the resident should contact with the concerns as the parish council did not the power to address the concerns. The council would also write to GBC and KCC in support of the concerns.

Action: Clerk/Chairman

The meeting closed at 09:45 pm.

Minutes of an EXTRAORDINARY Meeting of Full Council
held on Tuesday 6th September 2016 at 7.00pm
at the Windmill, Meopham Green

Members Present: Cllrs S Buchanan (Chairman), M Bramer, D Bramer, S Gofton, P Hasler, P Howard, R Knott, J McTavish, J Ogden (Vice Chairman), D Powell, B Wade

In attendance: Mrs S Egglesden (Clerk)

Item 1: Apologies for absence:

C.50 Apologies were received from Cllr Luxford (holiday)

Item 2: Declarations of Interest:

C.51 There were no declarations of interest.

Item 3: On a recommendation from the Personnel Committee, to approve a proposal, if appropriate, that Meopham Parish Council join the Local Government Pension Scheme, with all staff joining from 1st October 2016, at the fund actuary certified contribution rate of 18% and that the participation in the Kent Pension Fund is to be open to new members

C.52 Cllr M Bramer spoke on the LGPS Kent pension scheme and the recommendations from the Personnel Committee. The effect on the precept was discussed. Cllr M Bramer then proposed approval of the above motion and this was seconded by Cllr Ogden. All voted in favour and the motion was agreed.

Item 4: On approval of item 3, to approve for signing the formal resolution of the Meopham Parish Council Local Government Pension Scheme (LGPS) – Kent Pension Fund

C.53 Cllr Powell advised that the clerk should witness the signing of the resolution. Cllr M Bramer then proposed the approval of the above motion, subject to the confirmation that the clerk should witness the signing of the resolution. This was seconded by Cllr Ogden and all voted in favour. The motion was agreed.

The meeting closed at 7.15pm

Signed.....Dated.....

**Meopham Parish Council
Environment & Amenities Committee Meeting
held on 6th September 2016 at 7.30 p.m.
at the Windmill, Meopham Green**

Committee Members: Cllrs Gofton (Chairman), Knott (Vice Chairman), D Bramer, Buchanan, Hasler, Howard, and Wade

In attendance: Mrs S Egglesden (Clerk), Cllr M Bramer, Cllr McTavish, K Dare and G Willsher (M&DFG) and 5 residents

Item 1 **To receive Apologies for Absence**

E.23 There were no apologies

Item 2 **To receive Declarations of Interest**

E.24 There were no declarations of interest.

Item 3 **To approve minutes of the previous meeting**

E.25 The minutes of the meeting held on 07/06/16 were approved as a correct record on a proposal by Cllr Buchanan and seconded by Cllr Knott and all voted in favour.

Item 4 **Matters Arising**

E.26 Cllr Wade asked about the MPC name on the Culverstone notice board. Cllr Gofton reported that stick on letters had now been purchased and they needed to be put up.

Item 5 **Village Greens/Harvel Pond**

5.1 **Harvel Pond - update on meeting with Kent Wildlife Trust and to agree, if appropriate, £300 for a survey of Harvel Pond by Kent Wildlife Trust**

E.27 Cllr Gofton spoke about the meeting with Kent Wildlife Trust. It has been confirmed with KCC that MPC do own Harvel Pond as part of Harvel Green. Moving forward, KWT can carry out a survey of the pond for £300 (which could potentially be recouped via grants). Nature and wildlife at the pond is currently sparse but it could be rejuvenated. The water for the pond runs off the road. MPC want to work with residents of Harvel on this project and will be looking to hold a meeting with residents, MPC and KWT in Harvel in due course. It was suggested that KWT could contact any members they have in Meopham on this.

The Chairman proposed that Standing Orders were suspended to allow residents to speak. This was seconded by Cllr Knott and all voted in favour.

Residents spoke on the history of the pond, the fence and maintenance carried out by one resident.

Standing orders were then reinstated.

- E.28** Cllr Buchanan proposed that the committee agree to instruct KWT to carry out a survey of Harvel Pond at the cost of £300. This was seconded by Cllr Howard and all voted in favour. The motion was agreed.

Action: Clerk

5 residents left the meeting.

5.2 Village Greens – Update on registering the Village Greens

- E.29** Cllr M Bramer spoke on his visit, along with the Clerk, to see Melanie McNeir at KCC. The clerk has produced 2 lists for council of its maintained village greens and non-council maintained village greens. This is currently work in progress. It was agreed a photographic record of the greens would be useful to have on file. The clerk would now speak to KCC Legal regarding getting all the PC maintained greens registered for the ones that have not yet been done.

Action: Clerk

5.3 To agree for councillors to carry out the annual survey of Parish Council maintained village greens in the parish

- E.30** Survey forms were handed out to members to be returned to the parish office by Friday 21st October, in time for the next E&A meeting. It was agreed that members should also look at the village greens not owned by the council and report back.

Action: Clerk

Item 6 Rights of Way, including Footpaths Group

6.1 Update on Millsole Green

- E.31** As the council does not own this village green it does not have any power to maintain this. The issue is regarding encroachment from another property and it was agreed that the clerk would obtain a definitive map from KCC so the boundaries can be checked.

Action: Clerk

Cllr Gofton proposed standing orders were suspended to allow Ken Dare and Gillian Willsher (M&DFG) to speak. This was seconded by Cllr Buchanan and all voted in favour.

Standing orders were then reinstated.

Item 7 **Voluntary Litter Pick - Update**

- E.32** Cllr Gofton reported on last Saturday's litter pick attended by 4 residents and 4 councillors. 10 black sacks of rubbish were collected. Communication is an issue when publicising the litter picks and this was being worked on for the next litter pick on 3rd October 2016.

Item 8 **Youth Club - update**

- E.33** Cllr Knott reported that she has spoken with Jackie Cooper and Henry at the Grand and they are looking into arrangements for a youth bus but would still need access to toilets/facilities for providing drinks. With Judson's Pavilion closed it was agreed to look into alternative venues. Cllr Gofton agreed to contact Meopham Leisure Centre and Meopham Scouts.
Action: Cllr Gofton

Item 9 **Service Contract**

9.1 **Annual Review**

- E.34** Councillors reported that they were happy with the service contractor's work to date. It was agreed to amend the work schedule to include all the parish maintained greens and the bus shelters. The clerk reported that the contractor has been maintaining all of these areas.
Action: Clerk

Item 10 **Allotments - update**

- E.35** Cllr Gofton reported that the clerk has instructed the contractor to cut the rough grass area in September, the service contractor will be setting in new posts at the allotment and re-hanging the gate plus strimming round the gate area and that there are currently vacant plots at the allotment which the council has helped to advertise

Cllr Wade reported that 1 fence panel is collapsing near to the gate and it was agreed the clerk would inform the service contractor to repair this. It was also agreed the clerk would request a map of the water pipe locations from the Allotment Association.

Action: Clerk

Item 11 **To consider any potential E&A projects for 2017-18 in preparation for the forthcoming Pre Budget meeting in October**

- E.36** Harvel Pond is already noted as a project for 2017-18. Cllr Gofton requested members to forward any ideas they might have to her before the October meeting.
Action: All Members

Item 12 **Financial Matters**

12.1 **To approve the Environment and Amenities Committee Expenditure from 01/06/16 to 31/08/2016**

- E.37** Cllr Buchanan proposed a motion to approve expenditure, this was seconded by Cllr Howard and all voted in favour.

12.2 **To note the Environment and Amenities Committee Income and Expenditure for the 2016/2017 financial year**

- E.38** This was noted by all members

Item 13 **Correspondence**

13.1 **To note correspondence received**

- E.39** This was noted by all members

The meeting closed to member of the public at 8.50pm. Members of the public and Cllrs M Bramer and McTavish left the meeting.

CLOSED SESSION

Pursuant to Standing Order 5 – Motion to exclude the press and public as publicity would prejudice the public interest by reason of the confidential nature of the business

Item 14 To consider and approve the following quotations:–

14.1 To consider the quotations submitted for work on the edging of the wet pour area at Judson's Recreation Ground and approve a contractor

E.40 Cllr Gofton proposed that the quote for Playdale is accepted, subject to them carrying out a new site survey. This was seconded by Cllr Wade and all voted in favour. The motion was agreed.
Action: Clerk

14.2 To consider the quotations submitted for a new metal litter bin for Judson's Recreation Ground and approve a contractor

E.41 Cllr Wade informed members that the council should have the same bin currently in the area because of the key for GBC to empty the bins. It was agreed to defer this item.
Action: Clerk

14.3 To consider the quotations submitted for tree work behind the fenced in play equipment area at Judson's Recreation Ground

E.42 Cllr Wade proposed that the quote for The Original Tree Surgeons is accepted. This was seconded by Cllr Hasler and all voted in favour. The motion was agreed.
Action: Clerk

14.4 To consider the quotations submitted for cutting back the perimeter vegetation on Judson's Recreation Ground

E.43 Cllr Wade proposed that the quote from Highview Trees is accepted. This was seconded Cllr Buchanan and all voted in favour. The motion was agreed.
Action: Clerk

14.5 To consider the quotation submitted for the replacement memorial trees for Judson's Recreation Ground and Hook Green and approve if appropriate

E.44 The WI had confirmed that they would be replacing the tree on Hook Green. Cllr Howard proposed that the quote from Highview Trees is accepted subject to confirmation that the tree being placed with like

for like; a mature tree. Cllr Buchanan seconded this and all voted in favour. The motion was agreed.

Action: Clerk

14.6 **To consider the quotations submitted for work on the War Memorial at Meopham Green and approve a contractor**

E.45 A pre grant application has been submitted to the War Memorial Trust. This can take up to 10 weeks to pre approve the application then a further application is submitted which takes approximately 6 weeks. The grant is for up to 75% of the cost. Cllr Knott also reported on her discussion with GBC and their memorial cleaning programme which may be able to assist us and she would continue to look into this with GBC. Discussion took place regarding cleaning the memorial using the English Heritage guidelines and waiting to obtain a grant for further extensive cleaning

Cllr Gofton proposed that we accept Cllr Hasler's offer to clean the memorial for now and we continue with looking into grants for the work on the memorial. This was seconded by Cllr Knott and all voted in favour.

Action: Cllr Hasler/Cllr Knott/Clerk

The meeting closed at 9.19pm

Signed.....Dated.....

Meopham Parish Council
Minutes of Meeting of an Extraordinary Planning & Projects Committee
held on Friday 26th August 2016 at 10.00am
in the Windmill, Meopham Green

Committee Members present Cllrs McTavish (Chairman) D Bramer (Vice Chairman),
M Bramer, Buchanan, Gofton, Knott

In attendance: Mrs N Jerram (Clerical Assistant), Cllr Wade

Item 1 To receive Apologies for Absence

P.24 There were no apologies for absence.

Item 2 To receive Declarations of Interests

P.25 There were no declarations of interest.

Item 3 Planning Applications

P.26 3.1 To consider and make recommendations on Planning Applications:

The following planning applications were considered by this committee:

2016/0634 - LINDENWOOD MANOR, GRAVESEND ROAD, FAIRSEAT, KENT

Application for approval of condition 1 attached to planning permission reference number 2015/1198 relating to the details of landscaping scheme.

Comments:

It was agreed by all members that no comments would be submitted at this stage as Meopham Parish Council are still awaiting further information from GBC.

2016/00009/ENF - ROSE SMALL HOLDINGS, HARVEL ROAD, MEOPHAM DA13 0RN
Enforcement Ref: 12/00202/EN

Alleged Breach: Without planning permission the unauthorised creation and retention of an area of concrete hardstanding.

Comments:

On a proposal by Cllr McTavish and seconded by Cllr M Bramer, It was agreed by all members that this is a legal matter and Meopham Parish Council will not be commenting on this Enforcement Notice. All members voted in favour.

2016/0261 - THE IVY HOUSE, WROTHAM ROAD, SOUTH STREET, DA13 0QJ

REVISED DESCRIPTION/REVISED PLANS Conversion of existing outbuilding to provide 1 no. two bedroom self-contained residential annexe for use ancillary to the main dwelling.

2016/0262 - THE IVY HOUSE, WROTHAM ROAD, SOUTH STREET DA13 0QJ

REVISED DESCRIPTION/REVISED PLANS Application for Listed Building Consent for the conversion of existing outbuilding to provide 1 no. two bedroom self-contained residential annex for use ancillary to the main dwelling.

Comments:

Cllr D Bramer proposed a motion of no objections, subject to the proviso that the annex is never used as a separate hereditament, this was seconded by Cllr Buchanan and all voted in favour of no objections.

2016/0699 - MEOPHAM SCHOOL, WROTHAM ROAD, MEOPHAM, KENT

Application for the approval of condition 8 attached to planning permission reference no. 2015/1233 relating to details of all external plant, including roof mounted structures.

Comments:

Members discussed the above and on a proposal by Cllr D Bramer, seconded by Cllr Buchanan, it was agreed Meopham Parish Council would not comment on the application as it is a technical issue. All members voted in favour.

2016/0555 - 37 CHEYNE WALK, MEOPHAM, KENT DA13 0PF

REVISED PLAN Erection of two storey rear and side extensions to form enlarged lounge and kitchen, utility room, play room and study at ground floor with enlarged master bedroom with en-suite bathroom, walk-in wardrobe and family bathroom and an extra bedroom at first floor level.

Comments:

Cllr Knott proposed a motion of no objection, subject to neighbour consultation; this was seconded by Cllr McTavish and all voted in favour of no objection.

2016/0686 - THE ROBINS, HERON HILL LANE, MEOPHAM, KENT DA13 0DT

Demolition of existing timber day room and construction of a new brick built day room.

Comments:

Cllr D Bramer proposed a motion of no objection, seconded by Cllr Knott and all voted in favour of no objection.

2016/0677 - FAIRLIGHT, MELLIKER LANE, MEOPHAM, KENT DA13 0HY

Erection of a single storey side extension incorporating alterations to the roof, installation of 3 no. dormer windows in the rear roof slope and 2 no. dormer windows in the front roof slope and conversion of the roof space into habitable rooms.

Comments:

Cllr Buchanan proposed a motion of no objection to the above application, seconded by Cllr Gofton and all voted in favour of no objection.

2016/0701 - CULVERSTONE GREEN PRIMARY SCHOOL, WROTHAM ROAD

Construction of a two-storey teaching block containing new classrooms, associated staff, dining and welfare facilities and multi-purpose sports hall together with subsequent demolition of existing life-expired school buildings (with the exception of the retained nursery building) and reinstatement of land; reconfiguration of external spaces to provide replacement hard and soft play areas with associated landscaping and other related improvements.

Comments:

Cllrs D Bramer and M Bramer declared an interest in the above application.

Cllr Buchanan proposed a motion of no objection, seconded by Cllr McTavish, 4 voted in favour with 2 abstentions.

2016/0707 - WHITE HORSE RIDING CENTRE, WHITE HORSE LANE, MEOPHAM DA13 0UE

Construction of a horse walker and lunging ring.

Comments:

Cllr M Bramer proposed recommending objection to the above application, on the grounds of excessive development in the Green Belt and the building is within a conservation area, this was seconded by Cllr Knott and all members voted in favour of objection.

2016/0716 - 1 GREENFARM COTTAGES, MEOPHAM GREEN, MEOPHAM DA13 0QE

Demolition of existing lean-to garage/shed and erection of a single storey side and part two storey and part single storey rear extension.

Comments:

Cllr McTavish proposed recommending objection to the above application, subject to inappropriate development in the conservation area, too close to adjoining property, and planned extension crosses an established rights of way. This was seconded by Cllr M Bramer and all voted in favour of objection.

2016/0729 - ALBERT COTTAGE, WROTHAM ROAD, MEOPHAM DA13 0AN

Erection of a first floor extension over existing garage to form master bedroom with en-suite shower room and one further bedroom.

Comments:

Cllr Buchanan declared an interest in the above application.

Cllr McTavish proposed recommending objection on the grounds of bulk and overdevelopment, seconded by Cllr Knott, 3 voted in favour with 3 abstentions.

2016/0613 - MOBILE HOME, NURSTEAD COURT, NURSTEAD CHURCH LANE, MEOPHAM

An application for a Certificate of Lawful Existing Use for the continuous use of a property as a single residential dwelling.

Comments:

Cllr Gofton declared an interest in the above application.

Members noted that the mobile home had been lived in for a number of years on a tenancy basis. Cllr Knott proposed a motion of no objection, seconded by Cllr D Bramer, 5 voted in favour with 1 abstention.

2016/0735 - COSSINGTON, DENESWAY, MEOPHAM KENT DA13 0EA

Erection of a two storey side extension to form a garage, shower-room and study at ground floor, master bedroom with en-suite shower room at first floor, and erection of a single storey rear extension to form an enlarged lounge and dining room. Conversion of the existing garage to a reception room.

Comments:

On a proposal by Cllr Knott, seconded by Cllr Buchanan, it was agreed to defer commenting on the above application, awaiting planning officer's site visit. Members noted strong objections from 2 neighbours on the grounds of close proximity to the boundary. 5 voted in favour with 1 abstention.

20146/0144 - ALLINGTON, WROTHAM ROAD, MEOPHAM KENT DA13 0HL

Erection of single storey rear extension to form larger kitchen and dining area.

Comments:

Cllr Gofton proposed a motion of no objection, seconded by Cllr Buchanan and all voted in favour of no objection.

2016/0744 - 1 PINE RISE, MEOPHAM, KENT DA13 0JA

Conversion of existing garage into habitable rooms and erection of first floor extension over. Construction of a new feature chimney on the north elevation.

Comments:

Cllr Knott proposed a motion of no objection, subject to neighbour consultation and conservation officer's report. Seconded by Cllr McTavish and all voted in favour of no objection.

2016/0627 - WOODLANDS, RHODODENDRON AVENUE, MEOPHAM DA13 0TT

Erection of a conservatory and installation of two dormer windows in the rear roof slope and one dormer window in the side roof slope.

Comments:***Planning withdrawn as property not built yet.***

Members discussed the above and it was agreed the clerical Assistant would contact GBC for further information.

Action: Clerical Assistant

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Members discussed the criteria for displaying planning site notices for general public viewing and when this is required. It was agreed the Clerical Assistant would contact GBC for further information.

Action: Clerical Assistant

Meeting closed at 11.05 am

