

**Meopham Parish Council**  
**Minutes of a Planning Committee**  
**held on Tuesday 23<sup>rd</sup> January 2018 at 7.30pm**  
**in the Windmill, Meopham Green**

**Committee Members present:** Cllrs M Bramer, D Bramer, Buchanan, Gofton, Howard (Chairman), Knott, Luxford, McTavish and Wade

**In attendance:** N Jerram (Clerical Assistant)

**Item 1**      **To receive Apologies for Absence**

**P.38**      Apologies were received from Cllrs Hasler, McTavish (late as attending a prior meeting), Ogden and Powell

**Item 2**      **To receive Declarations of Interests**

**P.39**      There were no declarations of interest.

**Item 3**      **To approve the minutes from the previous meeting (05.12.17)**

**P.40**      The minutes were approved on a proposal by Cllr M Bramer and seconded by Cllr Buchanan. All voted in favour.

**Item 4**      **To consider matters arising from the above minutes**

**P.41**      There were no matters arising.

7.35pm Cllrs McTavish arrived at the meeting.

**Item 5**      **Planning Applications**

**5.1 To consider and make recommendations on Planning Applications:**

**P.42**      **20171275** - Demolition of former nursery buildings and erection of a block of 2 stables, tack room and feed store at **Woody Heights, Carters Hill Lane, Meopham.**

No objection, subject to the new building not being used for accommodation was proposed by Cllr D Bramer, seconded by Cllr Buchanan and all voted in favour.

**20171240** - Demolition of the existing conservatory, garage and rear porch and erection of a single storey rear extension, hip to gable roof enlargement incorporating dormer extensions in the rear and front roof slopes for the conversion of the roof space into habitable rooms at **20 Willow Walk, Meopham DA13 0QS.**

Cllr Luxford proposed a motion of objection on the grounds of this proposal appears to be over-sized for existing footprint and will impact on street scene and No.18. This was seconded by Cllr Wade, 6 members voted in favour and there were 3 abstentions. The motion was therefore agreed.

**20171247** - Internal alterations including secondary glazing together with the insertion of conservation roof lights to bedroom 4 at **Nurstead Lodge, Nurstead Church Lane, Meopham.**

No objection, subject to planning officer and listed building officer's recommendation and approval was proposed by Cllr Knott, seconded by Cllr Wade and all members voted in favour.

**20171248** - Application for listed building consent for proposed internal alterations including secondary glazing together with the insertion of conservation roof lights to bedroom 4 at **Nurstead Lodge, Nurstead Church Lane, Meopham.**

No objection, subject to planning officer and listed building officer's recommendation and approval was proposed by Cllr Knott, seconded by Cllr Wade and all members voted in favour.

**20171321** - Erection of detached garage with a low pitched roof and solar panels at **Wonky Log, Valley Lane, Culverstone.**

Cllr McTavish declared an interest in this application.

Cllr Howard proposed a motion of no objection, this was seconded by Cllr Luxford, 8 voted in favour with 1 abstention (due to a declaration of interest).

**20171324** - Erection of garden shed and summerhouse in the rear garden at **Hollybush Villa, Longfield Road, Longfield.**

Cllr Buchanan proposed a motion of no objection but recommend an amendment to Condition 5 in order to replace the greenhouse with a summerhouse and refuse store with a garden shed. This was seconded by Cllr Luxford and all voted in favour.

**20171285** - Application for a minor material amendment to planning permission ref: 20110654 for the demolition of existing dwelling and erection of a detached, two bedroom replacement bungalow; relating to a revised hard landscaping scheme in substitution to the previously approved scheme permitted under 20150140 at **Hollybush Villa, Longfield Road, Longfield.**

Cllr Luxford proposed a motion that Meopham Parish Council would not be commenting on the above application, this was seconded by Cllr Howard and all voted in favour.

**20171304** - Retrospective application for the provision of a new entrance and adjacent walls at the vehicular and pedestrian access at **White Horse Riding Centre, White Horse Lane, Meopham.**

Cllr M Bramer proposed a motion of objection on the grounds of inappropriate development in the Green Belt. This was seconded by Cllr Howard and all voted in favour.

**20171358** - Erection of a single storey rear and side extension at **1 Whitehill Road, Meopham.**

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

**20171131** \*\*\*Amended/Revised Plans\*\*\*Demolition of existing dwelling and erection of a five bedroom replacement dwelling at **Gates Place, Wrotham Road, Meopham**

Cllr McTavish proposed a motion of objection on the grounds of the height of the proposed development and knocking down the building will set a precedent for future demolitions in the conservation area. This was seconded by Cllr Knott. 8 members voted in favour with 1 voting against. The motion was therefore agreed.

**20171386** - Erection of a first floor side extension to form two bedrooms and a bathroom at **20 Poplar Walk, Meopham.**

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

**20180005** - Erection of a single storey rear extension at **Twin Trees, Ridge Lane, Meopham.**

Cllr M Bramer proposed a motion of objection on the grounds of excessive development in the Green Belt and MPC leave GBC Planning Department and possibly the Regulatory Board to decide on the validity of the applicant's arguments. This was seconded by Cllr Knott and all voted in favour.

**20170662 Meopham Coalyard-** \*\*Amended Application\*\*Change of use of the building and land to self-storage (B8) and the siting of storage containers with associated parking for a temporary period of five years.

Cllr M Bramer proposed a motion of no objection, subject to access being through the car park but MPC strongly maintains objection to access via Ediva Road. If access is to be granted via Ediva Road MPC would request this is referred to the Regulatory Board. This was seconded by Cllr Buchanan and all voted in favour.

**5.2 To note: - Lawful Development Certificates / Planning Appeals**

**20171237 - Application for Lawful Development Certificate** in respect of the proposed erection of an attached single storey non-habitable room forming a garden room at **The Old Dairy, Bocoda Hill Farm, Wrotham Road.**

**20180010 – Application for Lawful Development Certificate** in respect of the proposed change of use of the former scheme manager’s accommodation and guest room to an independently accessed 3 bed general needs rented flat and installation of external staircase at **Flat 25, Chinnery Court, Wrotham Road.**

**2017/00035/REF Planning Appeal** - Demolish existing conservatory and erection of a two-storey extension to the south end of the building to form living and bedroom with en-suite at first floor level and addition of a new entrance door and open canopy to the west elevation at **Purvil Wood Cottage, Leywood Road, Meopham.**

**2017/00033/REF Planning Appeal** - Erection of a detached dwelling at **Land known as Twinville, Rhododendron Avenue, Meopham.**

**2017/00043/REF Planning Appeal** – Erection of a garage on the side elevation at **1 Pine Rise, Meopham.**

**P.43**

Members noted the above.

Meeting closed at 8.20pm