

Meopham Parish Council
Minutes of a Planning Committee
held on Tuesday 22nd September 2020 at 7.30pm
Virtual Meeting via Zoom

Committee Members present: Cllrs Luxford (Chairman), Buchanan, M Bramer, D Bramer, Rose, McTavish, Gofton, Ogden and Wade

In attendance: J Barker Clerical Assistant

One Member of Public

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

P.19 No apologies received.

Item 2 **To receive Declarations of Interests**

P.20 There were no declarations of interest.

Item 3 **To approve the minutes from the previous meeting (25.08.20)**

P.21 The minutes from the meeting of 25.08.20 were approved on a proposal by Cllr Buchanan and seconded by Cllr McTavish. 5 voted in favour and 4 abstained due to not being present at the previous meeting.

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

P.22 There were no matters arising.

Item 5 **Planning Applications**

Cllr Buchanan proposed a motion to bring forward planning application 2020898 to allow members to discuss this item first as a member of public was present. This was seconded by Cllr McTavish and all voted in favour.

5.1 To consider and make recommendations on Planning Applications:

P.23 **20200898 – Meopham Valley Vineyard, Meopham Green, Meopham, Gravesend Kent**

Erection of a Winery and Visitor Centre set into the hillside with associated landscaping, access track to existing vehicular entrance on Whitehill Road and on site parking.

Cllrs agreed that due to the complexity of this planning application they would like more time to discuss and would like to delay the decision until the next Planning Application Meeting to be held on Tuesday 27th October 2020. This was proposed by Cllr Luxford, seconded by Cllr Ogden and all voted in favour.

It was suggested that a virtual meeting be held with the applicants and the Parish Council before the next planning application meeting, Clerk to organise/action.

Member of public left the meeting at 7.44pm.

20200772 – Coopreed Wood, Ridge Lane, Meopham, Gravesend Kent

Erection of a 4 foot wire fence, 12m x 9m enclosure for the use of breeding rare breed pigs.

Cllr Luxford proposed not commenting on this application as it was felt that there was insufficient technical advice given with the application. Cllr M Bramer seconded this and all voted in favour.

20200804 – Downsview, Meopham Green, Meopham, Gravesend Kent

Demolition of existing single storey garage and utility room, erection of two storey side extension and single storey flat roofed rear extension. Loft conversion with dormers to front and rear elevations. Alterations to porch and front façade.

Cllr M Bramer proposed objection on the grounds of excessive bulk, Cllr D Bramer seconded this, 7 voted against and 2 voted for.

Cllr Buchanan proposed no objection subject to the Conservation Officer's approval. This was seconded by Cllr Wade, 6 voted for and there were 3 abstentions.

20200844 - 45 The Russets, Meopham, Gravesend Kent DA13 0HH

Conversion of existing garage into a habitable room.

Cllr Wade proposed no objection, this was seconded by Cllr McTavish and all voted in favour.

20200863 - 46 The Russets, Meopham, Gravesend Kent DA13 0HH

Erection of a double storey side extension.

Cllr Wade proposed no objection, this was seconded by Cllr Ogden and all voted in favour.

20200695 - Stables, South Street Farm, Wrotham Road, South Street, Meopham

Proposed subdivision of single residential dwelling into two dwellings to create 1 no.3 bedroom dwelling and 1 no. 1 bedroom dwelling.

Cllr D Bramer proposed objection to this planning application as it breaches earlier planning conditions. Cllr McTavish seconded this, 6 voted in favour and there were 3 abstentions.

20200865 - Land South Of, Meopham Veterinary Surgery, Wrotham Road, Meopham, Gravesend Kent

Engineering works and change of use of paddock land to create 20 parking spaces including landscaping, access and associated works.

Cllr Wade proposed objection on the grounds of inappropriate development in the Green Belt and it is close to listed buildings. This was seconded by Cllr D Bramer, 6 voted in favour and there were 3 abstentions.

Cllr Gofton left the meeting at 8.31pm.

20200867 - Land At, Heron Hill Lane, Meopham, Gravesend Kent

Application for approval of conditions, 3, 4, 5, 6, 9, 10, 18, 19 and 20 attached to planning application reference number 20180163 allowed on Appeal under reference number APP/K2230/W/19/3223958 relating to details of condition (3) Details to prevent the discharge of surface water from the site onto the public highway, Condition (4) Repair and resurfacing of the unmade by way, Condition (5) Wildlife Mitigation, Condition (6) Soft Landscaping Scheme, Condition (9) Hard surface treatments and fencing, walling, retaining walls and other boundary treatments, Condition (1) Entrance Gates, Condition (18) External Materials for Utility Building, Condition (19) Refuse disposal and Condition (20) External lighting.

Cllr McTavish proposed responding to GBC to say that Meopham Parish Council do not feel qualified to respond to this application as it deals with matters of a technical nature which are best dealt with by officers from GBC. This was seconded by Cllr D Bramer and all voted in favour.

20200538 - Allards, Whitepost Lane, Culverstone, Gravesend Kent

Erection of a single storey side extension and construction of dormer extensions to the rear and front roof slopes and conversion of the roof space into habitable rooms.

Cllr D Bramer proposed objection on the grounds that the proposed extension, particularly the rooms in the roof space is excessive in relation to the original bungalow and out of keeping with both the street scene and the design of the original property. This was seconded by Cllr Luxford, 7 voted in favour and 1 abstained.

20200870 - Ashden Point, Wilsons Way, Meopham, Gravesend Kent DA13 0DW

Installation of kitchen window in the rear elevation.

Cllr Rose proposed no objection, this was seconded by Cllr Buchanan and all voted in favour.

20200883 - Green Bank, Rhododendron Avenue, Meopham, Gravesend Kent DA13 0TU

Conversion of detached garage to one bedroom annex and insertion of a roof window to front elevation of main dwelling.

Cllr Rose proposed objection on the grounds of over development in the Green Belt. This was seconded by Cllr M Bramer, 6 voted in favour and there were 2 abstentions.

20200886 - 3 Lilac Place, Meopham, Gravesend Kent DA13 0ER

Retrospective application for erection of single storey rear extension to form larger kitchen/dining room and a wet room.

Cllr Ogden proposed that as this is a retrospective planning application MPC do not think any recommendation would be appropriate as this will have to be dealt with by the appropriate GBC legal officers. This was seconded by Cllr Buchanan and all voted in favour.

20200909 - White Horse Farm, White Horse Lane, Meopham, Gravesend Kent

Application for approval of conditions 7 and 13 attached to planning permission reference number 20200255 relating to details of condition (7) Details of arrangements for the storage and disposal of waste bedding, stable waste and manure and condition (13) Foul drainage shall be contained within a sealed watertight cesspool, fitted with a level warning device to indicate when the tank needs emptying.

Cllr Luxford proposed no objection provided the GBC Enforcement Officer is satisfied that the conditions have been met. This was seconded by Cllr M Bramer and all voted in favour.

20200917 - 6 Lacknut Cottages, Wrotham Road, Culverstone, Gravesend Kent

Erection of a detached 2 bed, 1.5 storey dwelling with associated parking and landscaping.

Cllr Luxford proposed objection on the grounds of over development in the Green Belt. This was seconded by Cllr M Bramer, 5 voted for and there were 3 abstentions.

The following Planning Appeal was noted:

202000554 - White Post Farm, White Post Lane, Cobham, Gravesend Kent DA13 9AX

Application for part change of use of land to form a Gypsy and Traveller site comprising of two pitches for static caravans, and two associated pitches for touring caravans, amenity day rooms and hard standing.

5.2 Planning Enforcement Issues Update – to note

P.24

No updates.

Item 6

To note the Chairman for the next Planning Committee Meeting on 27.10.2020

It was noted that Cllr Wade would be Chairman for the next meeting to be held on 27th October 2020.

Meeting closed at 9.10pm