

Meopham Parish Council
Minutes of a Planning Committee
held on Tuesday 20th June at 7.30pm
in the Windmill, Meopham Green

Committee Members present: Cllrs Gofton, Knott (Chairman), Luxford, Ogden, Powell and Wade

In attendance: Mrs S Eggesden (Clerk)

Item 1 **To receive Apologies for Absence**

P.5 Apologies were received from Cllrs D Bramer, M Bramer, Buchanan, Hasler, Howard and McTavish.

Item 2 **To receive Declarations of Interests**

P.6 There were no declarations of interest.

Item 3 To approve the minutes from the previous meeting (30.05.17)

P.7 Cllr Knott requested that the Chairman was recorded as Cllr M Bramer and not Cllr Buchanan in the Committee Members present section of the minutes.

P.8 Cllr Luxford requested that it is noted in these minutes that she objected to the agreed comments for Bluebell Cottage following her recommendation of an objection with supporting comments on this application that she had submitted to the last committee meeting. Cllr Powell asked for it to be recorded that endorsed Cllr Luxford's comments. Cllr Wade advised members that MPC should adhere to planning policy when looking at planning applications. Cllr Gofton asked for it to be noted that she had not received full planning training as she had not been able to attend the recent planning training sessions.

P.9 The minutes were then approved on a proposal by Cllr Wade and seconded by Cllr Ogden. There were 3 votes in a favour and 3 abstentions (due to non-attendance at the last Planning Committee meeting).

Item 4 **Planning Applications**

4.1 To consider and make recommendations on Planning Applications:

P.10 **2017/0270 13 Longfield Road, Meopham, DA13 0EW**
Creation of a vehicular access with associated block paved hard-standing area in the front garden.

No objection was proposed by Cllr Wade and seconded by Cllr Luxford. All voted in favour.

2017/0518 Norwood Cottage, Norwood Lane, Meopham

Erection of a two storey rear extension

No objection subject to following compliance with GBC's core strategy was proposed by Cllr Gofton and seconded by Cllr Luxford. All voted in favour.

2017/0288 Foxendown House, Foxendown Lane, Meopham

Erection of a single storey rear extension

No objection subject to Green Belt policy was proposed by Cllr Luxford and seconded by Cllr Powell. All voted in favour.

2017/0482 Land North of Eastfield, David Street, Meopham

Application for determination as to whether prior approval is required for the proposed change of use of the agricultural buildings to 3 dwellings under Class Q(a) and associated building operations of the Town and Country Planning (General Permitted Development) (Order) 2015

The application and subsequent email from GBC was noted only as no comment was required as this was dealing with a legal matter.

2017/0510 Woodlands View, 73 Rhododendron Avenue, Culverstone

Erection of a single storey rear extension

No objection was proposed by Cllr Ogden and seconded by Cllr Wade. All voted in favour.

2017/0548 Meopham Lodge, Wrotham Road, Meopham

Erection of a 2.140 metre high front boundary wall with electronically operated timber gates and erection of a timber framed open furniture and log store

Cllr Powell proposed an objection on the grounds of overdevelopment of the site, which is very prominent on the West side of Meopham Green, and that the proposed development is unsympathetic to its surroundings which would result in an adverse visual impact on the rural aspect of the Conservation Area. The proposed fencing is too high and does not reflect the character/rural setting and openness of Meopham Green Conservation Area as stated in the Gravesham Borough Council document 'Meopham Green Conservation Area Statement' (new fencing should be brick or flint walls, low hedges, or simple post and rail). This was seconded by Cllr Wade and all voted in favour.

2017/0474 Pen-Y-Bryn, Whitepost Lane, Culverstone

Erection of detached two storey, five bedroom dwelling incorporating bedrooms in the roof space

No objection was proposed by Cllr Powell and seconded by Cllr Gofton. All voted in favour.

2017/0545 Priesthood Bungalow, Priestwood Road, Meopham

Construction of new enlarged roof with rooms in the roof space incorporating erection of rear and side extensions to provide a five bedroom chalet bungalow and erection of new detached double garage at the front

Cllr Knott proposed no objection providing it meets Green Belt Policy in regard to the size of the footprint and this was seconded by Cllr Luxford. All voted in favour.

2017/0546 Twin Trees, Ridge Lane, Meopham

Erection of a ground floor rear extension

No objection was proposed by Cllr Wade and seconded by Cllr Gofton. All voted in favour.

2017/0570 Horse Shoes, Ridge Lane, Meopham

Part reconstruction of the ground floor and alterations to the roofline incorporating three dormer windows in the front roof slope and conversion of the roof space into habitable rooms

No objection was proposed by Cllr Luxford and seconded by Cllr Powell. All voted in favour.

2017/0468 Croft View, White Horse Lane, Meopham

Demolition of the existing dwellings, kennel building and associated structures and erection of 1 no. five bedroom detached two storey dwelling, 1 no. five bedroom detached single storey dwelling and 2 no. four bedroom detached single storey dwellings all with associated parking area, access, infrastructure and landscaping

Cllr Luxford proposed an objection on the grounds of inappropriate and overdevelopment of land within the Green Belt. This was seconded by Cllr Powell and all voted in favour.

2017/0451 3 Melliker Cottages, Melliker Lane, Meopham

Part demolition of existing rear extension and erection of single storey rear extension

No objection was proposed by Cllr Wade and this was seconded by Cllr Powell. All voted in favour.

2017/0583 22 The Pippins, Meopham, Kent DA13 0HB

Erection of a single storey rear extension to form a larger kitchen/dining room and conversion of the existing garage into a habitable room

No objection was proposed by Cllr Powell and this was seconded by Cllr Ogden. There were 5 votes in favour and 1 abstention.

2017/0601 Ambledown, Ridge Lane, Meopham, Kent

Erection of a single storey timber landscaping machinery/log store and workshop

No objection was proposed by Cllr Luxford and this was seconded by Cllr Powell. All voted in favour.

Meeting closed at 8.19 pm