

Meopham Parish Council
Minutes of a Planning Committee
held on Tuesday 17th September 2019 at 7.45pm
in the Windmill, Meopham Green

Committee Members present: Cllrs Buchanan, McTavish, M Bramer, Luxford (Chairman), Wade, Rose, Madgwick

In attendance: J Barker (Clerical Assistant)

Item 1 To receive Apologies for Absence

P.21 Cllr Gofton, Cllr Innes, Cllr Ogden, Cllr Mulheran and Cllr D Bramer

Item 2 To receive Declarations of Interests

P.22 There were no declarations of interest.

Item 3 To approve the minutes from the previous meeting (20.08.19)

P.23 The minutes from the meeting of 20.08.19 were approved on a proposal by Cllr Buchanan and seconded by Cllr Wade and all voted in favour.

Item 4 To consider matters arising from the above minutes

P.24 There were no matters arising.

Item 5 Planning Applications

5.1 To consider and make recommendations on Planning Applications:

P.25 **20190586 - 22 Southfield Shaw, Harvel Road, Meopham, Gravesend Kent**
AMENDED APPLICATION Erection of two replacement summerhouses.

Cllr Luxford proposed no objection, this was seconded by Cllr Buchanan. There were 6 votes in favour and 1 abstention.

20190693 - Amankila, Rhododendron Avenue, Meopham Gravesend Kent
Erection of a replacement three bedroom bungalow.

The planning officer at GBC confirmed that this application is invalid, therefore no comments were made.

20190693 - 3 Cheyne Walk, Meopham, Gravesend Kent DA13 0PF
Erection of a single storey rear extension to form a garden room and extensions to the dormer extension in both side roof slopes.

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

20190095 - West View, Wrotham Road, Meopham, Gravesend Kent DA13 0QB
Formation of a hardstanding in the front garden and creation of a vehicle crossover.

Cllr Wade proposed objection as this is on a dangerous bend where there has been numerous accidents. She also pointed out that the owner does already have rear access to the property. This was seconded by Cllr McTavish and all voted in favour.

20190862 - Axminster Lodge, Meadow Lane, Culverstone, Gravesend, Kent DA13 0UN

Erection of a single storey rear extension with alteration to the existing roof.

Cllr M Bramer proposed no objection provided that it does not involve an increase of more than one third in the original footprint. This was seconded by Cllr Wade and all voted in favour.

20190868 - 2 Florence Cottages, Wrotham Road, Meopham, Gravesend Kent DA13 0QQ

Erection of a single storey rear extension.

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

20190641 - Rockley House, Wrotham Road, Culverstone, Gravesend Kent DA13 0QN

Partial demolition to an extension and alterations of existing garage and store building including the insertion of dormers in the enlarged roof space in connection with its conversion into a three bed dwelling; provision of private garden area and parking area.

Cllr Luxford proposed objection on the grounds of over development in the Green Belt. This was seconded by Cllr Wade, 3 voted in favour, 2 against and 2 abstained.

20190884 - 47 Beechwood Drive, Meopham, Gravesend Kent DA13 0TX

Erection of a three bedroom detached dwelling with integral garage, and erection of a replacement garage for the existing house.

Cllr M Bramer proposed objection, this was seconded by Cllr Wade, 5 voted in favour and 2 abstained.

20190907 - The Cut Above, Wrotham Road, Meopham, Gravesend Kent

Partial demolition of existing two-storey rear extension and erection of a part two storey rear extension to form a Class A2 office at ground floor level and an enlarged Class A2 office at first floor level.

Cllr McTavish proposed no objection subject to neighbours not being adversely affected. This was seconded by Cllr Madgwick and all voted in favour.

20190310 - Land South East of Cozendon Wood, Cophall Road, Cobham, Gravesend Kent

Continued use of mobile home and site office.

Cllr McTavish proposed objection on the grounds that applicants were granted temporary permission in 2015 and felt this should not be extended in a Green Belt location. This was seconded by Cllr Madgwick and all voted in favour.

20190872 - 2 Church Cottages, Wrotham Road, Meopham, Gravesend Kent

Erection of two storey side extension, removal of front porch and replacement with a small canopy, reinstatement of cat-slide roof, replacement of modern windows and restoration of original material, minor changes to the internal layout, alterations to the external elevations and planting of a Yew hedge along the eastern boundary.

Cllr Wade proposed no objection subject to adopted Planning Policies, Conservation and Listed Building Control. This was seconded by Cllr Luxford and all voted in favour.

20190922 - Coombe Hill Farm, Leywood Road, Meopham, Gravesend Kent DA13 0UH

Listed Building Consent for reconstruction of a damaged wall on new foundation in front left hand corner of existing dwelling due to subsidence damage.

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

20190944 – White Post Farm, White Post Lane, Cobham, Gravesend Kent DA13 9AX

Variation of condition 2 attached to planning permission reference no. 20141082 for the use of the land for the stationing of a caravan for security purposes; to allow the caravan to be located elsewhere on site.

Cllr Wade proposed objection on the basis that there is very little evidence of reasons for security at this site which is in the Green Belt. This was seconded by Cllr M Bramer and all voted in favour.

20190853 - Railway Tavern, Wrotham Road, Gravesend Kent

Retention of existing lean-to-structure to the detached building at the rear for refuse storage.

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

5.2 To note:- Application for Planning Appeal/Lawful Development Certificate

2019/00019 - Land At Heron Hill Lane, Meopham, Gravesend Kent

Application for a material change of use of land to a Gypsy Traveller site with 5 pitches each with space for stationing of a static caravan, touring caravan and utility block, with associated hard standing, gabion retaining wall and shared package sewage treatment plant.

Members noted the above.

**2019/00052/REF - Farthings, Foxendown Lane, Meopham, Gravesend, Kent
DA13 0AE**

Erection of detached carport at the front.

Members noted the above.

**2019/00039/REF - Downend, Norwood Lane, Meopham Gravesend Kent
DA13 0YE**

Erection of a detached two bay garage.

Members noted the above.

**2019/00048/REF - Land Rear of 2 Church Cottages, Wrotham Road, Meopham,
Gravesend Kent DA13 0AB**

Application for a Lawful Development Certificate in respect of the continued use of land as domestic garden ancillary to the main dwelling.

Members noted the above.

20190901 - 45 The Russets, Meopham, Gravesend Kent DA13 0HH

Application for a Lawful Development Certificate in respect of the proposed erection of a first floor rear extension.

Members noted the above.

20190909 - Little Rose Farm, Gravesend, Fairseat, Sevenoaks, Kent

Application for a Lawful Development Certificate in respect of the continued use of a mobile home as a dwelling.

Members noted the above.

Meeting closed at 8.48pm