

Meopham Parish Council
Minutes of a Planning Committee
held on Tuesday 5th December 2017 at 7.30pm
in the Windmill, Meopham Green

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

In attendance: N Jerram (Clerical Assistant)

Item 1 **To receive Apologies for Absence**

P.32 Apologies were received from Cllrs Howard and Powell

Item 2 **To receive Declarations of Interests**

P.33 There were no declarations of interest.

Item 3 **To approve the minutes from the previous meeting (07.11.17)**

P.34 The minutes were approved on a proposal by Cllr Buchanan and seconded by Cllr M Bramer. All voted in favour.

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

P.35 There were no matters arising.

Item 5 **Planning Applications**

5.1 To consider and make recommendations on Planning Applications:

P.36 **20171131 - Gates Place, Wrotham Road, Meopham**
Demolition of existing dwelling and erection of a five-bedroom replacement dwelling.

Cllr M Bramer proposed a motion of objection on the grounds of not appropriate to demolish a building in the Conservation Area. This was seconded by Cllr Knott, there were 6 votes in favour, 3 votes against and 1 abstention.

20171080 - Badgers Wood & Robin Hill, Valley Lane, Culverstone
Demolition of existing buildings and erection of two 3 bedroom detached dwellings each with a detached double garage at the front.

Cllr D Bramer proposed a motion of objection on the grounds of inappropriate development in the Green Belt. This was seconded by Cllr Knott; there were 7 votes in favour and 3 abstentions.

20170953 - Bluebells, Ridge Lane, Meopham

Erection of a two storey side extension incorporating a pitched roof with dormer extension and creation of 1 no. dormer extension to the front roof slope and 2 no. dormer extensions to the rear roof slope.

Cllr D Bramer proposed a motion of objection, this was seconded by Cllr Wade and all voted in favour.

20171032 - Julies, Southfield Shaw Park Homes, Harvel Road, Meopham

****AMENDED APPLICATION/REVISED DESCRIPTION***** Outline application, with some matters reserved, for the demolition of existing buildings and erection of a replacement chalet style dwelling.

Cllr Luxford proposed a motion of objection on the grounds that the application is contrary to Green Belt planning regulations. This was seconded by Cllr Wade, there were 9 votes in favour and 1 abstention.

20170999 - Lomer Farm Estate, Wrotham Road, Meopham DA13 0AN

Conversion of existing commercial buildings and other existing buildings and stables to 9 no. commercial units in a flexible B1/B8 use and 5 no. residential dwellings with associated access and parking arrangements.

Cllr Buchanan proposed a motion of no objection; this was seconded by Cllr Ogden. There were 7 votes in favour, 2 objections and 1 abstention.

20171118 - Flat 25, Chinnery Court, Wrotham Road, Meopham

Change of use of the former scheme manager's accommodation and guest room to an independently accessed 3 bedroom general needs rented flat and installation of external staircase.

Cllr Hasler proposed a motion of no objection but concern at the loss of the guest room. This was seconded by Cllr Buchanan. There were 9 votes in favour, with 1 abstention.

8.25pm – Cllr Hasler left the meeting.

20171128 - Millers Farm, Gravesend Road, Fairseat TN15 7JR

Continued use of the land as three pitches to accommodate the stationing of three mobile home units, two touring caravans with the continued use of the barn as a store and utility room for three gypsy/traveller families.

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

20171147 - Woodhill House, Woodhill, Meopham

Erection of a timber frame outbuilding for the storing of equipment to support the equestrian use.

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

20171150 - Samley Cottage, Meadow Lane, Culverstone

Erection of a timber outbuilding in the rear garden for the use as an annexe to the main dwelling.

Cllr Luxford proposed a motion of objection on the grounds of the separate residential dwelling is contrary to Green Belt planning regulations. This was seconded by Cllr D Bramer and all voted in favour.

20171039 - 33 Nursery Road, Meopham

Conversion of existing garage to form a utility and wet room.

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

20171168 - Bluebell Cottage, Harvel Road, Meopham DA13 0RN

Erection of a two storey side extension

Cllr D Bramer proposed a motion of no objection subject to Green Belt policy. This was seconded by Cllr Buchanan; there were 8 votes in favour and 1 abstention.

20171232 - 25 Denesway, Meopham DA13 0EA

Application for a Lawful Development Certificate in respect of the proposed loft conversion with a flat roof dormer to the rear and 2 no. roof lights to the front.

Members noted the above.

20171236 - Nurstead Hill Farm, Nurstead Lane, Longfield

Application for a Lawful Development Certificate in respect of the proposed siting of two additional caravans/mobile homes.

Members noted the above.

20171263 - Downend, Norwood Lane, Meopham DA13 0YE

Erection of a part two storey and part single storey rear extension to form kitchen/diner with bedrooms over; conversion of the integral garage and erection of a first floor front extension; single storey side extension to form enlarged lounge; alterations to the roof to form rooms in the roof and erection of a detached double garage at the front.

Cllr Knott proposed a motion of objection on the following grounds of the application: Proposed development to the house by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact. The positioning of a double garage is also considered totally inappropriate. This was seconded by Cllr Luxford and all voted in favour.

20171244 - Applecroft, Foxendown Lane, Meopham DA13 0AE

Erection of a detached garage.

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

20171239 - 52 Orchard Drive, Meopham DA13 0LW

Demolition of the existing garage and erection of rear side and front extensions to form enlarged kitchen, dining/living area and a garage.

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

20171053 - Prickett Shaw, Dean Lane, Harvel

Conversion of existing ancillary domestic "Building A" to form a detached residential dwelling with access, parking and landscaping.

Members expressed considerable sympathy for the medical situation described in the application but considered that although it was possible that the Regulatory Board might choose to take those matters into account, the Parish Council should restrict itself to giving advice on the basis of planning policy. Cllr M Bramer proposed a motion of objection on the grounds of inappropriate development in the Green Belt. This was seconded by Cllr D Bramer; there were 5 votes in favour, 3 votes against and 1 abstention due to a declaration of interest.

20171054 - Prickett Shaw, Dean Lane, Harvel

Conversion of existing ancillary domestic "building B" to form a detached residential dwelling with part of the building retained as domestic storage for upkeep of the gardens and grounds.

Cllr M Bramer proposed a motion of objection on the grounds of inappropriate development in the Green Belt. This was seconded by Cllr Knott. There were 5 votes in favour, 2 objections and 2 abstentions.

20171172 – 18 Pitfield Drive, Meopham

Creation of a new vehicular access and enlarged hardstanding area.

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

20171144 – Corner Patch, Wrotham Road, Culverstone

Following discussion Cllr Luxford proposed that Meopham Parish Council makes no comment on the grounds of inadequate plans available on GBC website. Cllr Luxford had found it impossible to contact any Planner despite numerous attempts/messages left with administration personnel. This was seconded by Cllr Buchanan and all voted in favour.

17/00304/EN – 1 Church Cottage, Wrotham Road
Erection of an outbuilding.

Members noted the above.

5.2 To respond to a resident's enquiry on 20171070 - 46 The Russets, Meopham - Removal of a cherry tree

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Following discussions, members agreed a decision had been reached on the above application at the last planning committee meeting (7.11.17) and so no further action was required.

Meeting closed at 9.15 pm