

Meopham Parish Council
Minutes of Meeting of a Planning & Projects Committee
held on Tuesday 28th March at 7.30pm
in the Windmill, Meopham Green

Committee Members present Cllrs McTavish (Chairman) D Bramer (Vice Chairman),
M Bramer, Buchanan, Gofton, Knott, Luxford

In attendance: Mrs N Jerram (Clerical Assistant), Cllr Wade,
1 Member of public

Item 1 **To receive Apologies for Absence**

P.105 No apologies were received.

Item 2 **To receive Declarations of Interests**

P.106 There were no declarations of interest.

Item 3 **To approve minutes of previous meeting (31.01.17)**

P.107 The minutes of the meeting held on the 31.01.17 were approved as a true record of the meeting on a proposal by Cllr Buchanan and seconded by Cllr Knott. All voted in favour.

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

P.108 Cllr McTavish asked if members had seen any Lorries parking around Meopham Green. Cllr Wade reported that occasionally a local company is parking their vans around Meopham Green and in Pitfield Drive. Members agreed to monitor the situation.

Item 5 **Planning Applications**

5.1 To consider and make recommendations on Planning Applications:

2017/0174 - 13 New Road, Meopham, DA13 0LS

Erection of single storey rear extension to form enlarged kitchen and dining room.

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

2017/0185 - White Cottage, Chapmans Hill, Meopham, DA13 0QP

Erection of single storey side extension to form an orangery and dining room.

Cllr M Bramer proposed a motion of no objection, subject to green belt policy, this was seconded by Cllr Luxford and all members voted in favour.

2017/0112 - The Beeches, Ridge Lane, Meopham, DA13 0DP

Erection of new front entrance porch, erection of a single storey rear extension incorporating a dormer extension in the rear roof slope, erection of a two storey side extension and internal alterations

Cllr D Bramer proposed a motion of objection on the grounds of excessive development in the Green Belt, this was seconded by Cllr M Bramer and all members voted in favour.

2017/0235 - Twin Trees, Ridge Lane, Meopham, DA13 0DP

Erection of a two storey rear extension.

Cllr M Bramer proposed a motion of objection on the grounds of excessive development in the Green Belt, this was seconded by Cllr Knott and all members voted in favour of objection.

2017/0126 - White Horse Riding Centre, White Horse Lane, Meopham DA130UE

Application for removal of condition 5 attached to planning permission reference number 20160707 relating to the construction of a horse walker and lunging ring; to allow the horse walker and lunging ring to be used for the carriage hire business and equestrian use.

Cllr M Bramer proposed a motion of objection on the grounds that without the safeguard of Condition 5 the permission already granted would be open to possible abuse at a later time. This motion was seconded by Cllr Luxford and all members voted in favour of objection.

2017/0215 - Land known as Twinville, Rhododendron Avenue, Meopham, DA13 0TZ

Erection of a detached dwelling.

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

2017/0192 - Waterditch Cottage, Wrotham Road, Meopham, DA13 0HP

Erection of a single storey outbuilding in the rear of garden to form a granny annexe to be used ancillary to the main dwelling and replacement of the

existing tiles on the low pitched, hipped roof on Waterditch Cottage with red clay tiles to match the existing peg tiled roof.

Cllr Gofton declared an interest in this property.

Cllr Knott proposed a motion of objection on the grounds that the annex would have an inappropriate impact on the listed building; this was seconded by Cllr Buchanan. 6 members voted in favour of objection with 1 abstention. The motion was therefore agreed.

2017/0192 - Meopham Lodge, Wrotham Road, Meopham, DA13 0QA

Variation of condition 3 attached to planning permission reference no. 20120155 erection of a detached building to provide garden room with wc and a double garage with access on to Pitfield Drive; to allow the retention of the building as a garage and ancillary living accommodation.

Cllr McTavish proposed a motion of no objection provided the detached building was not used as a separate hereditament. This motion was seconded by Cllr Luxford and all members voted in favour.

2017/0228 – Woodlands View, 73 Rhododendron Avenue, Culverstone

Erection of a single storey rear extension.

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

2017/0248 – Fairlight, Melliker Lane, Meopham, DA13 0HY

Erection of a detached garage.

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

2017/0249 - Fairlight, Melliker Lane, Meopham, DA13 0HY

Erection of a single storey side extension with alterations to roof providing 1no. dormer to the rear and 2 no. dormers to the front roof slope. Conversion of roof space into habitable rooms.

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

2017/0240 – Greenleigh, Wrotham Road, Culverstone DA13 0RE

Erection of a conservatory to the rear elevation.

Cllr Luxford proposed a motion of no objection. This was seconded by Cllr D Bramer and all members voted in favour.

2016/00009/ENF - Rose Small Holdings, Harvel Road, Meopham, DA13 0RN

Appeal against the service of an enforcement notice in relation to the unauthorised creation and retention of an area of concrete hardstanding.

Members noted the above Appeal.

2016/0792 - White Ways, Horns Oak Road, Meopham DA13 0BX

Conversion of existing garage/annexe into a separate residential dwelling
Planning Appeal – reference 2017/000001/REF

Members noted the above Appeal.

5.2 To agree a response to a resident regarding a letter received on the planning application 20161076 Downend Norwood Lane Meopham DA13 0YE

P.109

Discussions followed and members agreed to ask the clerk to inform the resident that the contents of the letter had been noted by the parish council but would advise all comments be directed to Gravesham Borough Council Planning Department who make the decision.

Action: Clerk

5.3 To consider if the council wishes to pay to continue to receive paper copies of planning applications from Gravesham Borough Council

P.110

Discussions followed and members agreed to delegate authority to the clerk to purchase paper copies of planning applications if felt necessary. This motion was proposed by Cllr McTavish, seconded by Cllr Knott. 6 members voted in favour with 1 abstention. The motion was therefore agreed.

Item 6

Highways Issues

6.1 To ratify the membership of the Parking Issues Working Group and approve the aims and objectives of the Working Group

P.111

Cllr McTavish confirmed the members of the Working Group as Cllrs Buchanan, Knott, Ogden and McTavish. On a proposal by Cllr M Bramer, seconded by Cllr Buchanan, all members agreed to the aims and objectives set for the Working Group.

6.2 To discuss email from resident of School Close and to agree a response

P.112 Cllr McTavish confirmed to members that a response to the resident was in hand with the Clerk. On a proposal by Cllr M Bramer, seconded by Cllr McTavish all members agreed to the Clerk's response to the resident.

Action: Clerk

Cllr McTavish spoke regarding a grant which had been obtained from KCC with reference to a campaign for parking issues in the parish to be led by the Working Group. The Working Group will be meeting next month with schools and initiating a survey to shopkeepers and residents on parking issues. The aim is to involve children from the local schools in the design material to use for the campaign and to launch this initiative at the beginning of September.

Item 7 **Bus Shelters**

7.1 Update on the vegetation cutback to certain shelters in the parish

P.113 Clerical assistant informed members that GBC had confirmed that they will cease to cut the vegetation around the bus shelters in the parish as of 1st April 2017. It will be KCC's responsibility to maintain these areas and the parish office has been informed that a new contractor is in place to carry out these works. Cllr McTavish asked if the clerk could find out who the new contractor is.

Action: Clerk

P.114 Members discussed the excessive amount of fly posters in the bus shelters, telephone boxes and telegraph poles in the parish.

On a proposal by Cllr Buchanan and seconded by Cllr M Bramer, all members agreed to suspend standing orders to allow a member of public to speak on the problem of fly posters and litter in the village.

Standing orders were then reinstated.

Members agreed to ask the clerk to find out from GBC who would be responsible for removing the fly posters from various places in the parish.

Action: Clerk

Item 8 **Local Plan Core Strategy – update**

P.115 Cllr McTavish confirmed there was no update.

Item 9 **Lower Thames Crossing – to report on any update**

P.116 Members discussed the decision for the Lower Thames Crossing had not been announced to date. Cllr McTavish suggested members should revisit the parish council's involvement once a decision has been made.

Item 10 **Affordable Housing**

10.1 To agree a response, if appropriate on the DCLG consultation 'Fixing our broken housing market'

P.117 Cllr McTavish agreed to look at the DCLG Consultation and find the relevant points related to rural housing for a response to be agreed.

10.2 Update from Affordable Housing Meeting with Gravesham Borough Council on 8/11/2016.

P.118 Cllr McTavish notified members that Moat Housing had agreed to open discussions again with GBC regarding plans for the next phase of affordable housing within the parish.

Item 11 **Community Festivities**

11.1 Update on arrangements for a community event

P.119 Cllr McTavish confirmed members involved with arrangements for a community event as Cllrs Gofton, Knott and McTavish. Cllr McTavish informed members that another 'Picnic on the Green' was planned following the positive feedback from residents who attended the picnic last year.

9.20pm – Member of public left the meeting.

11.2 To note the arrangements for the Rural Kent Coffee and Information Project in Harvel Village Community Action Plan

P.120 Cllrs D and M Bramer reported on a positive meeting they attended with a member of Rural Kent and a member of the Harvel Residents Association regarding the above project. It was agreed that this is an initiative worth pursuing, aimed at bringing parishioners together who may feel lonely or isolated. Cllr D Bramer confirmed negotiations are in hand for dates the coffee shop will be visiting Harvel Village.

Item 12 **PAT Meeting – Update**

P.121 Cllr Buchanan informed members that there was a good attendance at the PAT meeting and the Constitution and Terms of Reference had been agreed. Moving forward the PAT team will be looking at the points raised by residents, consulting the last Parish Plan completed in 2008 and arrangements for a formal survey.

Item 13 **Annual Parish Meeting - Update**

P.122 Cllr McTavish confirmed to members that arrangements were in hand. The Major of Gravesham would be attending the Annual Parish Meeting and the speaker had confirmed attendance.

Item 14 **Financial Matters**

14.1 To note, and approve if appropriate, expenditure for the Planning and Projects Committee Expenditure from 25/1/17 to 22/3/17

P.123 Members noted.

14.2 To note the Planning and Projects Committee expenditure to date for the 2016/17 financial year

P.124 Members noted

14.3 To recommend any earmarked reserves to Full Council for approval

P.125 Members discussed and it was agreed to clarify any earmarked reserves with the clerk.

Item 15 **Correspondence - to note correspondence received**

P.126 Members noted correspondence.

Meeting closed 9.40pm