

Meopham Parish Council
Minutes of the Planning Applications Committee
held on Tuesday 17th July 2018 at 7.30pm
in the Windmill, Meopham Green

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

In attendance: S Egglesden (Clerk)

Item 1 **To receive Apologies for Absence**

P.8 Apologies were received from Cllrs D. Bramer, Howard, Ogden and Powell.

Item 2 **To receive Declarations of Interests**

P.9 There were no declarations of interest.

Item 3 **To approve the minutes from the previous meeting (26.06.18)**

P.10 The minutes from the meeting of 26.06.18 were approved on a proposal by Cllr Buchanan and seconded by Cllr Gofton. There were 5 votes in favour and 3 abstentions due to members not being present at the last meeting.

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

P.11 There were not any matters arising.

Cllr Hasler arrived at 7.36pm.

Item 5 **Planning Applications**

5.1 To consider and make recommendations on Planning Applications:

P.12 **20180669 – Meadow View, Whitepost Lane, Culverstone DA13 0TJ**

Erection of single storey rear and side extension with alterations to the roof and conversion of the roof space into habitable rooms

Cllr Luxford proposed no objection provided demensions do not exceed those permitted. This was seconded by Cllr Wade and all voted in favour.

20180675 – Primroses, Chandlers Hill, Meopham, DA13 0DF

Erection of single storey rear and side extension with extended decking area and roof terrace. Change of existing dormer window to a door to allow roof terrace access

Cllr Gofton declared an interest. Cllr Buchanan proposed an objection on the grounds of overdevelopment and design. This was seconded by Cllr Wade and there were 7 votes in favour and 1 abstention (Cllr Gofton).

20180486 - Amankila, Rhododendron Avenue, Meopham, DA13 0TT
Erection of a replacement four bedroom dwelling and a detached garage

Cllr Luxford proposed no objection but questioned the application for the fifth bedroom over the garage. This was seconded by Cllr Buchanan and there were 7 votes in favour and 1 abstention.

20180640 - Southwold House, Foxendown Lane, Meopham DA13 0BP
Demolition of existing detached garage and workshop and erection of a part two storey and part single storey side extension on the western elevation including a dormer extension, erection of a first floor front extension and erection of a replacement detached garage

Cllr Hasler proposed no objection provided that the increase in footprint does not exceed the 30% guideline. This was seconded by Cllr Buchanan and there were 7 votes in favour and 1 abstention.

20180470 - The Cut Above, Wrotham Road, Meopham DA13 0HP
AMENDED DESCRIPTION Proposed raised roof and construction of two side dormers and conversion of the roof space into office use

Cllr Gofton declared an interest. As this was for an amended description only, Cllr McTavish proposed no further comment. This was seconded by Cllr M Bramer and there were 7 votes in favour and 1 abstention (Cllr Gofton)

20180700 - Barn at Meopham Valley Vineyard, Meopham Green, Meopham

Variation of condition 1 to prior approval application reference number 20180297 for the application for determination as to whether prior approval is required for the proposed change of use of the agricultural building to a 3 bedroom dwelling under Class Q (a) and (b) with associated building operations of the Town and Country Planning (General Permitted Development) (Order) 2015; to allow living accommodation to be altered from the first floor to the ground floor and windows on the north elevation to be altered to french doors

Cllr Gofton declared an interest. Cllr Buchanan proposed no objection. This was seconded by Cllr M Bramer. There were 5 votes in favour, 2 against and 1 abstention. (Cllr Gofton)

20180693 - Jasarim, Meadow Lane, Culverstone DA13 0UN
Conversion of existing detached garage and car port into a two storey two bedroom detached annex and construction of two dormers in the side

elevation. ***Amended description*** Received on 10.07.18 Conversion of existing detached garage and car port into a two storey bedroom detached annex including the infilling of the existing open car port structure, construction of two dormer extensions in the west side elevation, installation of two rooflights in the east side elevation, removal of existing garage and infilling of open and installation of several doors and windows

Cllr M Bramer proposed an objection on the grounds of overdevelopment in the Green Belt particularly in view of loss of parking where access to narrow road is difficult. This was seconded by Cllr Knott and all voted in favour.

20180639 - Joan Cottage, Harvel Road, Meopham DA13 0RN

Application for a minor material amendment to planning permission reference no 20171017 for Erection of a single storey rear extension incorporating the construction of a dormer extension in the side roof slope and erection of a detached outbuilding at the rear; to allow the installation of a door in the side elevation and enlargement of the outbuilding

Cllr Luxford proposed no objection to the patio style doors but we object to the enlargement of the outbuilding on the grounds that the property has already been developed to the limit. This was seconded by Cllr Hasler and all voted in favour.

20180715 - Little Acre, Foxendown Lane, Meopham DA13 0AE

Demolition of existing conservatory and single storey side extension. Erection of two storey front, side and rear extensions to form double height entrance hall, utility room, kitchen and breakfast room at ground floor level and bedroom, bathroom and enlarged bedroom at first floor level. New render finish to walls to existing elevations and extensions

Cllr Wade proposed no objection and this was seconded by Cllr Hasler and there were 7 votes in favour and 1 abstention.

20170748 - South Street Farm, Wrotham Road, Meopham, Kent DA13 0QJ

Revised Description/Revised Plans Redevelopment of the existing stable buildings to create 1no. 3 bedroom dwelling and 1no. 3 bedroom dwelling with annexe, associated works to the access, parking and landscaping

Cllr M Bramer proposed no objection and this was seconded by Cllr Buchanan and there were 6 votes in favour and 2 abstentions.

20180733 - JVA Electrical Ltd, Barn 2, Lomer Farm Estate, Wrotham Road, Meopham DA13 0AN

Application for the continued use of the land west of No.2 The Barn for parking and the use of an external movement sensor located on the western flank wall of No.2 the Barn

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

20180531 – Norwood Farm House, Norwood Lane Meopham

Application for listed building consent to replace single glazed wooden windows, PVC double glazed windows and French doors with heritage slimline double glazed wooden windows and R9 PVC timber alternative windows /french doors.

Cllr Gofton proposed not commenting as the current application is invalid and we are waiting for a further application. This was seconded by Cllr Buchanan and all voted in favour.

5.2 To Note:- Application for Lawful Development Certificate/Appeals

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20180534 - Woodhill Cottage, Woodhill, Meopham DA13 0DJ

Application for Lawful Dev Cert in respect of the proposed construction of two dormer windows in the rear roof slope of the existing side extension and installation of a Juliet balcony to first floor bedroom on the rear elevation of the main dwelling

Members noted the above.

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.
Appeal under S78 against refusal of a householder application

Members noted MPC's previous comments: objection on the grounds of inappropriate development in the Green Belt area. It was noted that MPC's objection would be forwarded to the Planning Inspectorate.

Meeting closed at 8.23pm