

Meopham Parish Council
Minutes of the Planning Committee meeting
held on Tuesday 8th May 2018 at 10am
in the Windmill, Meopham Green

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

In attendance: S Eggesden (Clerk), 7 members of public

Item 1 **To receive Apologies for Absence**

P.61 Apologies were received from Cllrs Buchanan, Gofton and Hasler.

Cllr McTavish stated that the meeting is being recorded.

Item 2 **To receive Declarations of Interests**

P.62 There were not any declarations of interest.

Item 3 **To approve the minutes from the previous meeting (17.04.18)**

P.63 Cllr Knott and Cllr Wade reported on two errors in the minutes on the following planning applications: -

20180397 - The voting was incorrect

20180343 – part of the comment is missing

Agreed: Clerk to revisit meeting notes and recording for clarification and the minutes to be agreed at the next meeting.

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

P.64 There were no matters arising.

Item 5 **Planning Applications**

5.1 To consider and make recommendations on Planning Applications:

P.65 **20180163 - Land At, Heron Hill Lane, Meopham**

Application for a material change of use of land to 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 walls, shared package treatment plant.

Cllr McTavish reported that members had attended a site visit and reviewed the plans. Cllr D Bramer comments were circulated and members were

asked for any additional comments. Discussion took place regarding the GBC email on travellers' sites in the Gravesham area and the evidence of need.

Cllr D Bramer proposed coming out of standing orders to allow residents to speak on this application and this was seconded by Cllr M Bramer. All voted in favour.

Members of the public spoke, then the meeting returned into standing orders.

Following discussion amongst members on the comments to be submitted. Cllr D Bramer proposed recommending objection on the grounds of:-

1. Difficulty of access: - Heron Hill from the A227 is not a suitable access route either for delivering the units or for general extra vehicle use (potentially including vehicles associated with business) or for access of emergency vehicles. Access via Whitepost Lane/Rhododendron Avenue or Harvel is even more difficult.

2. Inappropriate development in the Green Belt. Although accepting the possible need for additional traveller sites in the Borough, local planning policy suggests these should be located in urban areas or in village areas inset from the Green Belt

3. Deleterious impact on views from the Happy Valley and from an ancient byway used regularly by walkers and horse riders

The above proposal was seconded by Cllr Knott and all voted in favour.

6 members of the public left the meeting.

20180291 - 1 Rowan Close, Meopham DA13 0EJ

Demolish existing garage to extend the garden with extended 2m high fence enclosure; erection of two storey side extension with pitched roof and dormers; erection of single storey side extension to form a bay window; erection of single storey porch to front entrance; alteration to an existing bay window; construction of a dormer to north roof slope; formation of a vehicle access onto Tradescant Drive

Cllr McTavish proposed no objection but question the new vehicular access for the property from Tradescant Drive. This was seconded by Cllr D Bramer and all voted in favour.

20180337 - 32 Ediva Road, Meopham DA13 0ND

Erection of a single storey side extension to form kitchen/dining area, shower-room, study; and erection of a front porch.

Cllr McTavish proposed no objection, subject to adequate parking provision. This was seconded by Cllr D Bramer and all voted in favour.

Cllr McTavish proposed bringing application 20180397 forward on the agenda and members all agreed.

20180397 - 17 Mountfield Close, Meopham DA13 0UJ

Demolition of an existing rear conservatory and erection of a two storey rear extension with internal alterations and insertion of a window in the north facing flank wall.

Cllr McTavish proposed coming out of standing orders to allow a member of the public to speak and this was seconded by Cllr Luxford. All voted in favour.

A member of the public spoke, then the meeting returning into standing orders.

Cllr Luxford proposed no objection but we are concerned that the extra windows on the north facing wall will affect adjoining neighbours and have an impact on privacy. This was seconded by Cllr D Bramer and all voted in favour.

1 member of the public left the meeting.

20180307 - Hemmet, Wrotham Road, Meopham DA13 0AT

Erection of a two storey extension including new first floor level to existing bungalow and changes to the fenestration.

Cllr McTavish proposed making no comment as the planning officer is requesting further detailed plans. This was seconded by Cllr M Bramer and all voted in favour.

20180396 - Nevill Cottage, Wrotham Road, Meopham DA13 0HP

Erection of a two storey rear extension.

Cllr McTavish proposed no objection. Cllr D Bramer seconded this and all voted in favour.

20180384 - Rosebud, Beechwood Drive, Meopham

Erection of single storey rear and side extensions.

Cllr M Bramer proposed no objection on the condition that the conservatory and chalet are demolished. Cllr Luxford seconded this and all voted in favour.

20180401 - Clan Ross, Norwood Lane, Meopham

Construction of a first floor level, erection of a single storey rear extension, replacement front porch and internal alterations.

Cllr McTavish proposed no objection. Cllr Luxford seconded this and all voted in favour.

20180235 - 21 Evenden Road, Meopham DA13 0HA

Erection of single storey and first floor rear extension and construction of a pitched roof over existing garage.

Cllr Wade proposed no objection. Cllr Knott seconded this and all voted in favour.

20180193 – Dream Valley, 79 Rhododendron Avenue, Meopham

Revised Description/Revised plans – Removal of condition (xi) attached to planning permission reference 19910618 (for erection of a bungalow with detached double garage) to allow the retention of the detached outbuilding used for ancillary residential accommodation

Cllr M Bramer reported that he could not see what the changes were. The Clerk had emailed GBC to query this and no response had been received to date.

Cllr M Bramer proposed commenting that we cannot see the amendments in this application. Our previous comments still stand. This was seconded by Cllr McTavish and all voted in favour.

20180439 – 91 Nursery Road, Meopham DA13 0NE

Retention of a single storey rear extension

Cllr McTavish proposed no objection. Cllr Luxford seconded this and all voted in favour.

20180436 – Malcolm Gofton Associates, The Stables, Wrotham Road, Meopham, Kent

Notification of Prior Approval of use from Class B1(a) offices to Class C3 one bedroom dwelling house.

Members agreed not to comment on this application as it related to a member of the council.

5.2 To Note:- Application for Lawful Development Certificate

P.66

20180431 - 12 Nursery Road, Meopham DA13 0NF

Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms

This was noted.

Meeting closed at 11.40am

