

Minutes of a Meeting of Full Council
held on Tuesday 10th January 2017 at 7.30pm
at the Windmill, Meopham Green

Members Present: Cllrs D Bramer, M Bramer, S Buchanan (Chairman),
S Gofton, P Hasler, P Howard, R Knott, P Luxford,
J McTavish, J Ogden, D Powell, B Wade

In attendance: Mrs Sarah Eggesden, Clerk, 7 members of the public

Cllr Buchanan welcomed members and residents to the meeting and informed everyone that the meeting was being recorded.

Item 1: Apologies for absence:

C.120 There were no apologies for absence.

Item 2: Declarations of Interest:

C.121 Cllr Wade declared an interest in 1 Green Farm Cottages and Cllr Powell declared an interest in Stables Cottages, Steeles Lane. There were no further of declarations of interest.

Item 3: Planning Applications:

3.1 To consider and make recommendations on the following applications received:-

C.122 **2016/0716 1 Greenfarm Cottages, Meopham, DA13 0QB**
REVISED PLANS - Demolition of existing lean-to garage/shed and erection of a single storey side and part two storey and part single storey rear extension.

The objection letter received from residents prior to the meeting were noted.

Cllr Powell proposed that Standing Orders are suspended to allow residents to speak. This was seconded by Cllr Knott and there were 7 votes were in favour and 5 votes were against. Standing Orders were then suspended.

A resident requested that the following statement is included in the minutes:

“I am deeply disappointed that my numerous requests for a site visit by the Chairman and/or councillor responsible for this application had been turned down. The Chairman and two other councillors carried out a site visit with the applicant to go through the revised plans during which they

would have received a one sided perspective. I think that it is only fair that as residents of the parish, myself and the many other neighbours of the parish who have raised objections should be given an equal opportunity to present their concerns to our elected representatives on the site to ensure a fair and democratic process with regard to this matter”.

4 residents spoke further on their objections regarding 1 Green Farm Cottages then the meeting returned into Standing Orders.

Discussion took place, with each councillor giving their view on this application. It was noted that GBC were recommending refusal in their summary report papers for the Regulatory Board meeting tomorrow evening.

Cllr Buchanan proposed a motion of no objection to the plans subject to planning policy conditions being met. This was seconded by Cllr M Bramer and there were 3 votes in favour and 8 against. The motion was therefore not agreed.

Cllr McTavish reported that the Clerk had registered her to speak on behalf of Meopham PC at the Regulatory Board meeting against this application. GBC had advised that there were already 3 speakers registered to speak against the application so Meopham PC would be unable to speak. Cllr McTavish advised members that she felt that the council should therefore consider writing in detail why we opposed to this application.

Cllr Powell proposed a motion for an objection on the grounds of the 2 planning policies mentioned in the GBC Summary Report:- the proposal changes the characteristic in a conservation area of the front of the building and the bulk and size at the rear is an unneighbourly extension to the property. This was seconded by Cllr Luxford. There were 5 votes in favour and 6 against. The motion was therefore not agreed.

Cllr D Bramer proposed an amended motion for an objection on the grounds of the bulk of the rear extension and the impact of the 2 storey extension at the rear. This was seconded by Cllr Gofton and there were 4 votes in favour and 7 abstentions. The motion was therefore agreed and the comments would be submitted to GBC for the Regulatory Board meeting tomorrow.

2016/1135 The Warren, Rhododendron Avenue, Meopham DA13 0TT
Demolition of existing bungalow and replacement with a two bedroom chalet bungalow and detached double garage.

Cllr M Bramer proposed a motion of no objection and this was seconded by Cllr Ogden. All voted in favour.

2016/1146 10 Cricketers Drive, Meopham, Kent

Conversion of existing garage to form a habitable room and erection of a single storey side extension to form enlarged kitchen/dining room and cloakroom.

Cllr Hasler raised a motion of no objection subject to neighbour consultation. This was seconded by Cllr Powell and all voted in favour.

2016/1066 Stable Cottage, Steeles Lane, Meopham, DA13 0QD

Erection of detached garage in rear garden.

As this is the planning application of a councillor, Cllr Buchanan proposed that members do not comment on this application. This was seconded by Cllr Hasler and all voted in favour.

2016/1219 Land at Tanglewood, Strawberry Hill, Meopham DA13 0UH

Determination as to whether prior approval is required for the erection of an agricultural barn and a new access.

Cllr Luxford proposed a motion of objection on the grounds of the points set out in the letter from the Rural Planning Ltd dated 16.12.16. This was seconded by Cllr Wade and all voted in favour.

2016/1216 Challex, Ridge Lane, Meopham, Kent DA13 0DP

Erection of a single storey front extension with alterations to the roof incorporating dormer windows in the front roof slope to form rooms in the roof space.

Cllr Howard proposed a motion of no objection and this was seconded by Cllr D Bramer. All voted in favour.

2016/1248 3 Sunny Side, Wrotham Road, Meopham, Kent DA13 0AP

Erection of a single storey rear extension

Cllr Buchanan proposed a motion of no objection and this was seconded by Cllr Howard. All voted in favour.

3.2 To consider a response in respect of applications that have been referred to Gravesham Borough Council's Regulatory Board

2016/0716 1 Greenfarm Cottages, Meopham, DA13 0QB

REVISED PLANS - Demolition of existing lean-to garage/shed and erection of a single storey side and part two storey and part single storey rear extension.

This had already been discussed in item 3.1

Item 4: Parish Council Meeting Dates

4.1 To consider and approve, if appropriate, a policy for amending standing committee/committee meeting dates

Meopham Parish Council

C.123 Cllr Powell spoke on his objections to this policy. Cllr M Bramer explained the reason for the policy. Cllr Buchanan proposed that the policy is approved and this was seconded by Cllr M Bramer. There were 7 votes in favour, 4 against and 1 abstention.

4.2 To note the proposed Meopham Parish Council meeting dates for 2017-2018

C.124 The proposed dates were noted.

Item 5: Financial Matters

5.1 To consider and approve the budget and precept for Meopham Parish Council 2017-2018 for issue to Gravesham Borough Council

C.125 New figures had been circulated with the updated tax base figure received today from GBC. Cllrs Hasler and Powell raised objections to the 9% increase. Cllr M Bramer explained that the council had to include in the budget the new pension costs and the agreed cost for the volunteer warden and other costs had been thoroughly scrutinised by each first the chairmen of each committee and then each committee to make cuts where it could. Cllr Buchanan proposed approval of the budget and precept for Meopham Parish Council for 2017-18 and this was seconded by Cllr Ogden. There were 7 votes in favour, 3 against and 1 abstention.

5.2 To approve the schedule of payments in accordance with Financial Regulations 5.2.

C.126 Cllr M Bramer proposed approval of the one payment on the list for the Clerical Assistant's expenses and this was seconded by Cllr Ogden. All voted in favour.

The meeting ended at 9.25pm

Signed.....Dated.....