

Meopham Parish Council
Minutes of the Planning Applications Committee
held on Tuesday 20th November 2018 at 7.30pm
in the Windmill, Meopham Green

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

In attendance: J Barker (Clerical Assistant)

Two members of the public

Item 1 **To receive Apologies for Absence**

P.22 Apologies were received from Cllrs Gofton, Powell, Luxford and Howard

Item 2 **To receive Declarations of Interests**

P.23 There were no declarations of interest.

Item 3 **To approve the minutes from the previous meeting (16.10.18)**

P.24 The minutes from the meeting of 16.10.18 were approved on a proposal by Cllr Buchanan and seconded by Cllr Bramer. There were 7 votes in favour.

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

P.25 There were not any matters arising.

Item 5 **Planning Applications**

5.1 To consider and make recommendations on Planning Applications:

P.26 **20181054 - Tigers Hall Farm, Whitepost Lane, Culverstone, Gravesend Kent**
Change of use from a C3 (dwellinghouse) to a (C2) residential care home.

Cllr D Bramer proposed no objection, this was seconded by Cllr J McTavish. All voted in favour.

20181075 - 43 Huntingfield Road, Meopham, Gravesend Kent DA13 0EY
Creation of a vehicle crossover, driveway and installation of an access ramp.

Cllr P Hasler proposed no objection, this was seconded by Cllr Wade. All voted in favour.

20181081 The Croft, Wrotham Road, Meopham, Gravesend Kent
Erection of a single storey rear extension, and a single storey front extension and conversion of part of the garage in a habitable room.

Cllr D Bramer proposed no objection, this was seconded by Cllr P Hasler. All voted in favour.

20181091 - 1 Rowan Close, Meopham, Gravesend Kent 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 a 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 dormer to north roof slope; formation of a vehicle access onto Tradescant Drive.

Cllr Hasler proposed no objection, this was seconded by Cllr M Bramer. All voted in favour. There is no comment needed as this was noted at the last planning application meeting.

20181114 - 15 Poplar Walk, Meopham, Gravesend Kent DA13 0EB

Erection of a single storey rear extension with internal alterations.

Cllr McTavish proposed no objection, this was seconded by Cllr Buchanan. All voted in favour.

20180991 - Thames, Valley Lane, Culverstone, Gravesend Kent

REVISED PLAN Replacement of roof windows alterations to window and door locations and rendering to external walls.

Cllr D Bramer proposed no objection, this was seconded by Cllr Wade. All voted in favour.

20181098 - 31 and 33 Cricketers Drive, Meopham, Gravesend, Kent DA13 0AX

Erection of single storey rear, side and front extension to no.31 and erection of a single storey side extension to no. 33.

Cllr Buchanan proposed no objection, this was seconded by Cllr Wade. All voted in favour.

20180981 - 1 Southfield Shaw Park Homes, Harvel Road, Meopham Gravesend Kent

Erection of extension to existing home for storage, outbuilding used as storage and games room.

Cllr Hasler proposed objection on the grounds of over development in the Green Belt, this was seconded by Cllr Knott. All voted in favour.

20181129 - Chestnut Lodge, Whitepost Lane, Culverstone, Gravesend Kent

Retention of a front and side boundary wall and the landscaping details to the front of the property.

Cllr M Bramer proposed objection on the following:

- (1) It appears to be out of character with the existing street scene.
- (2) The development fails to provide sufficient visibility splays resulting in hazards to highway safety.
- (3) The development provides insufficient distance between the gates and the back edge of the highway to enable vehicles to park off the highway when the gates are opened and closed. This results in hazards to highway safety.

The previous application was opposed by the Parish Council on the grounds that it was out of character with the street scene and was subsequently rejected by GBC on these grounds. This was seconded by Cllr D Bramer, all voted in favour.

20181144 - The Cut Above, Wrotham Road, Meopham, Gravesend Kent

Erection of a single storey rear extension and part first floor rear extension and conversion of the roof space into office use.

Cllr McTavish proposed no objection, however viewed concerns over parking. This was seconded by Cllr Wade, all voted in favour.

20181152 - Trees, Whitepost Lane, Culverstone, Gravesend Kent

Construction of a dormer extension to the front room slope, construction of a pitched roof over existing garage incorporating the existing dormer and conversion of the loft.

Cllr D Bramer proposed no objection, this was seconded by Cllr Buchanan, all voted in favour.

20181146 - 8 Ashleigh Close, Meopham, Gravesend Kent DA13 0TS

Erection of a ground floor side extension incorporating dormer window in the rear roof slope and alterations to existing dormer windows, provision of additional accommodation in the existing and proposed roof spaces, installation of velux rooflights in the front roof slope and erection of a front porch.

Cllr Hasler proposed no objection, this was seconded by Cllr D Bramer, all voted in favour. These comments are based on plans that do not specify dimensions.

20181163 - Tangle Trees, Wrotham Road, Meopham, Gravesend, Kent DA13 0QA

Construction of dormer extensions in the rear and side roof slopes and conversion of the roof space into habitable rooms.

Cllr Buchanan proposed no objection subject to the conservation officer's report. This was seconded by Cllr Knott, all voted in favour.

20181174 - Waywood, Norwood Lane, Meopham, Gravesend Kent DA13 0YE

Erection of a single storey rear extension with internal alterations, replacement doors to living room, insertion of window to utility room and insertion of patent glazing to existing low level pitched roof over kitchen/utility.

Cllr Knott proposed no objection, this was seconded by Cllr Wade, all voted in favour.

20181014 - Linga Longa, Rhododendron Avenue, Meopham, Gravesend Kent

Erection of a detached 3 bedroom bungalow with off road parking for 2 cars.

Cllr M Bramer proposed objection due to over development in the Green Belt. This was seconded by Cllr Wade and all voted in favour.

20181172 - Malcolm Gofton Associates, The Stables, Wrotham Road,
Conversion from B1(a) office use to a residential one bedroom dwelling

No comment was made on this as this application relates to a Parish Councillor.

20181173 - Malcolm Gofton Associates, The Stables, Wrotham Road,
Application for LBC for alterations and conversion from B1(a) office use to a residential one bedroom dwelling.

No comment was made on this as this application relates to a Parish Councillor.

Item 6 **Lower Thames Crossing Consultation: To approve the draft response**

P.27 To be followed up at a subsequent meeting.

Meeting Closed at 8.26pm.