

Meopham Parish Council
Minutes of the Planning Applications Committee
held on Tuesday 11th September 2018 at 7.30pm
in the Windmill, Meopham Green

Committee Members present: Cllrs M Bramer, D Bramer, Gofton, Hasler, Howard, Knott Luxford, Powell and Wade

In attendance: S Egglesden (Clerk) J Barker (Clerical Assistant)

Item 1 **To receive Apologies for Absence**

P.14 Apologies were received from Cllrs Buchanan, Ogden and McTavish.

Item 2 **To receive Declarations of Interests**

P.15 There were no declarations of interest.

Item 3 **To approve the minutes from the previous meeting (17.07.18)**

P.16 The minutes from the meeting of 17.07.18 were approved on a proposal by Cllr M Bramer and seconded by Cllr Hasler. There were 6 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.17 There were not any matters arising.

Item 5 **Planning Applications**

5.1 To consider and make recommendations on Planning Applications:

P.18 **20180751 - Fox Holt, Meadow Lane, Culverstone, DA13 0UN**
Conversion of garage to play area and link corridor to the main dwelling

Cllr P Howard proposed no objection, subject to not being used as a separate hereditament. This was seconded by Cllr Hasler. All voted in favour.

20180787 - The Old Bakery, Wrotham Road, Meopham DA13 0QB
Retention of 10 x internally illuminated LED display signs and 1 x externally illuminated fascia sign.

Cllr Hasler proposed no objection subject to a time constraint on the lighting and conservation officer approval. This was seconded by Cllr Luxford. All voted in favour.

20180697 Primrose Cottage, Ridge Lane, Meopham DA13 0DP

Demolition of existing detached laundry room building and erection of two storey side extension with link to adjacent garage.

Cllr D Bramer objected on grounds of over-development in the greenbelt as the extension exceeds the one third guideline. The laundry room to be demolished was previously described as a garden store. This was seconded by Cllr Knott. 8 voted in favour and Cllr Gofton abstained from voting as she declared an interest.

20180810 The Nook, Longfield Road, Longfield, Dartford, Kent

Demolition of existing garage and the retention of new garage with car port.

Cllr M Bramer proposed no objection. This was seconded by Cllr Luxford. All voted in favour.

20180531 Norwood Farm House, Norwood Lane, Meopham

Application for Listed Building Consent for the replacement of all windows in the property with the existing timber single glazed windows to be replaced with timber double glazed windows and the existing PVC double glazed windows to be replaced with PVC double glazed windows; replacement of the existing PVC double glazed french doors with PVC double glazed french doors.

Cllr Gofton proposed no objection subject to agreement from the Listed Buildings Officer. This was seconded by Cllr Luxford. All voted in favour.

20180860 China Palace, 7 The Parade, Wrotham Road, Meopham

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

Cllr Hasler proposed no objection. This was seconded by Cllr Powell. All voted in favour.

20180885 Fernhurst, Wrotham Road, Culverstone, Meopham DA13 0RF

Demolition of existing car port and garage and erection of a detached garage/carport.

Cllr M Bramer proposed no objection This was seconded by Cllr Luxford. All voted in favour.

20180886 North Ridge, Meopham Green, Meopham, Gravesend Kent

Erection of an outbuilding in the rear garden.

Cllr Luxford proposed an objection on the grounds of over development in the Green Belt and Conservation Area. This was seconded by Cllr Powell and all voted in favour.

20180878 Downend, Norwood Lane, Meopham, Gravesend Kent

Erection of a detached two bay garage.

Cllr Knott proposed an objection on the grounds of inappropriate development within the Conservation Area. The proposed building is outside current building line. This was seconded by Cllr Luxford and all voted in favour.

20180832 Priesthood Bungalow, Priesthood Road, Meopham, Gravesend Kent

Erection of a barn at land rear of Priesthood Bungalow.

Cllr Luxford proposed an objection on the grounds that this appears to be change of use - there having been no agricultural use at this address in any recent years. Neither does the size of the plot sustain grazing for sheep/livestock. The size of the barn is overdevelopment of Green Belt. There is also a second building shown on the drawing which is not referred to in this application. This was seconded by Cllr Hasler. All voted in favour.

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

P.19

20180829 - Osbourne Place, Harvel Road, Meopham

Application for Lawful Development Certificate in respect of the proposed erection of an outbuilding in the rear garden.

Cllrs thought this may come under Vigo not Meopham.

20180881 Julies, Southfield Shaw Park Homes, Harvel Road, Meopham

Application for Lawful Development Certificate in respect of the use of the land as a caravan site and the siting of 3 mobile homes.

This has been noted.

5.3

Planning Appeals

P.20

The following planning appeals were noted:-

20180384 Rosebud, Beechwood Drive, Meopham DA13 0TX

Erection of single storey rear and side extensions.

20170822 Triple Oak, Newlands Lane, Culverstone, Gravesend, Kent DA13 0RD

Demolition of the existing dwelling and erection of a replacement 4 bed dwelling with associated parking.

20161066 Stable Cottage, Steels Lane, Meopham DA13 0QD

Erection of detached garage in rear garden.

P.21

To agree to support Cobham Parish Council in an objection on the following appeal case:-

20171274 - HGV Depot, Sole Street Cobham

Cllr Luxford reported that CPRE are aware of this appeal and requested permission to show MPC's response to CPRE. This was proposed by Cllr Luxford and seconded by Cllr Powell, all voted in favour.

Approval of the draft letter, circulated prior to the meeting (see appendix A) was proposed on a motion by Cllr Howard to send to the Planning Inspectorate and Richard Hart at GBC. This seconded by Cllr M Bramer and all voted in favour.

Meeting closed at 8.20pm.

Appendix A

Proposed MPC response to appeal regarding HGV depot in Sole Street

Meopham Parish Council opposes the permanent or temporary consent to this planning application. The proposed development constitutes inappropriate development in the Green Belt in that it would result in a significant reduction in the openness of the Green Belt and harm the character and appearance of the surrounding farmland. Although this is a previously developed site, it has been cleared of all structures apart from some areas of hard standing for 20 years and it would be hoped that any new development would enhance the rural environment rather than have a detrimental impact upon it. Screening hedges will only reduce not eliminate the impact.

The exit from the proposed site is through a car park which is used daily by commuters. This has safety issues as it has a restricted view, due to a humpback bridge and leads into a very narrow road.

The proposed rerouting of all traffic to the site via Camer Road and the A227 raises a number of concerns for our Parish.

Green Lane is a rural lane with no footpath and has already been identified as unsuitable for HGVs (as evidenced by the sign at the junction with the A227). It is frequently very congested, particularly if there are issues on the A2 and traffic uses the road to access the A20/M20. Cars leaving Camer Park Road on a "blind" bend represent an additional hazard. Turning on to or from the A227 is difficult particularly for large vehicles. An alternative route using Norwood Lane would be completely unacceptable because of the entry at Sole Street, the exit on to the A227 and the narrowness of the road, again with no footpath.

The amount of traffic on the A227, especially the number of lorries, is already a major cause for concern for Meopham residents. The recent diversion from the M25 junction resulting from the closure between junctions 2/3 may well have had a bearing on the water main bursting in three places at Meopham Green during August this year. On January 1st 2011 at the same area of road there was a significant road collapse that caused a 17-mile diversion to the A20 and A2 for several weeks. Further failures are likely to occur.

The A227/Camer Road junction is very close to a local shopping parade which is a major source of parking and traffic concerns, to local schools and also to a heavily used junction with the Longfield Road. The A227 has several pinch points e.g. at the George pub (which is a listed building), the corner at the windmill on Meopham Green, where many accidents have occurred, and Wrotham Hill. If an incident should occur on the A227 the impact is significant because there are no suitable diversion routes and vehicles can quickly come to a standstill.

The health of the people living along the route would be adversely affected by air pollution, light pollution and noise, which would destroy the quietness of the local countryside. The proposed site will operate 24/7 but much vehicle movement will be at night when the impact of noise and light pollution will be particularly serious,

The proposed site is totally out of character in the rural location and is close to the Dartford Tunnel area where air pollution is already a major concern. It is considered that a more appropriate site should be found close to a motorway network on an industrial site that avoids routes involving small local roads.