

Meopham Parish Council
Minutes of a Planning Committee
held on Tuesday 19th January 2021 at 7.39pm
Virtual Meeting via Zoom

Committee Members present: Cllrs M Bramer, (Chairman), D Bramer, Buchanan, Wade, Luxford, Gofton, McTavish, Green, Bourke and Rose (from 7.56pm)

In attendance: J Barker Clerical Assistant

Item 1 **To receive and accept apologies for Absence**

P.44 Apologies accepted from Cllr Ogden (family matter)

Item 2 **To receive Declarations of Interests**

P.45 None

Item 3 **To approve the minutes from the previous meeting (15.12.20)**

P.46 The minutes from the meeting of 15.12.20 were approved on a proposal by Cllr Buchanan and seconded by Cllr Luxford and all voted in favour.

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

P.47 There were no matters arising.

Item 5 **Planning Applications**

5.1 To ratify comments submitted to Gravesham Borough Council:

P.48 **20201210 - Suva, Dean Lane, Harvel, Gravesend Kent DA13 0BS**
Erection of a two storey rear extension, amendments to structure and openings, installation of new windows and re cladding of the entire property.

No objection had been submitted to Gravesham Borough Council prior to this meeting due to time constraints. Ratification of the comments submitted was proposed by Cllr M Bramer and seconded by Cllr Buchanan, all voted in favour.

5.2 To consider and make recommendations on Planning Applications:

P.49 **20201268 - West View Lodge, Wrotham Road, Meopham, Gravesend Kent DA13 0HX**
Formation of first floor flank window and rendering of ground floor facades.

Cllr McTavish proposed no objection to the insertion of the window but objection to the application for the rendering. This was seconded by Cllr D Bramer and all voted in favour.

20201297 - 6 Lacknut Cottages, Wrotham Road, Culverstone, Gravesend Kent DA13 0RG

Application for the approval of condition 7 attached to planning permission reference number 20190387 relating to landscaping.

Cllr D Bramer proposed no objection, this was seconded by Cllr Luxford, 8 voted in favour and there was 1 abstention.

20201233 - Norway House, Wrotham Road, Meopham, Gravesend Kent DA13 0AU

REVISED Part single/part two storey rear extension to provide large kitchen and additional bathroom above. Extend existing single store rear addition to provide utility room and further bedroom above. Replace external cladding in timber, replace box sash windows to front elevation in timber, replace windows to side and rear in UPVC to match existing in style.

Cllr Wade proposed no objection subject to Conservation Officers approval. This was seconded by Cllr M Bramer and all voted in favour.

20201300 - Oakleaves, Chapmans Hill, Meopham, Gravesend Kent DA13 0QP

Erection of a two storey side extension with glazed dormer to rear, two skylight windows and erection of a roof terrace in rear roof slope, alterations to the façade, excavation and tree removal to create side passage and all associated works.

Cllr D Bramer proposed no objection provided it had not been previously extended. However, as this could not be verified as the planning history appears to be incomplete. This was seconded by Cllr Wade and all voted in favour.

20201314 - 9 Strand Close, Meopham, Gravesend Kent DA13 0EG

Erection of a first floor front extension over porch

Cllr M Bramer proposed no objection provided there is no detrimental effect on the street scene. This was seconded by Cllr Buchanan and all voted in favour.

7.55pm Cllr Rose joined the meeting

20201253 - Former Coal Yard, Station Road, Meopham, Gravesend Kent

Application for change of use of the building and land to self-storage (Use Class B8) and the siting of storage containers with associated parking.

Cllr Green proposed no objection, this was seconded by Cllr Luxford and all voted in favour.

20201348 - Land At Broadfield, Copthall Road, Cobham, Gravesend DA13 9AU

Application for retention of equestrian Ménage (sand school)

Cllr M Bramer proposed no objection subject to private use by the applicant only and flood lighting is not permitted. This was seconded by Cllr Wade and all voted in favour.

20201349 - Stables, South Street Farm, Wrotham Road, South Street

Proposed subdivision of single residential dwelling into three dwellings to create 2 no. 3 bedroom dwellings and 1 no. 1 bedroom dwelling

Cllr Buchanan proposed no objection, this was seconded by Cllr Rose, 2 voted in favour, 7 against and there was 1 abstention. The motion was therefore not agreed.

Cllr D Bramer subsequently proposed objection on the grounds of inappropriate development in the Greenbelt. This was seconded by Cllr Luxford, 6 voted in favour, 2 against and there were 2 abstentions.

Cllr Green proposed that the Parish Council ask Gravesham Borough Council if this application combined with 20170748 might be a means of circumventing the policy CS16 about affordable housing. This was seconded by Cllr McTavish, 6 voted in favour, 2 against and there were 2 abstentions

Action: Clerk

20201142 - 22 Southfield Shaw Park Homes, Harvel Road, Meopham, Gravesend Kent DA13 0RH

Application for retention of wooden entrance gate.

Cllr M Bramer proposed no objection subject to no negative impact on the side of property no 21. This was seconded by Cllr Luxford and all voted in favour.

20201366 - 2 Church Cottages, Wrotham Road, Meopham, Gravesend Kent DA13 0AB

Application for the approval of conditions 3, 4 and 5 attached to listed building consent reference number 20200296 relating to samples or details of the external facing materials and samples or detailed drawings to a scale of no less than 1:5 of all new external joinery (3), a sample of any additional bricks that are required to supplement the existing bricks which are to be re-used, together with details of the mortar mix and pointing finish (4) and the implementation of a watching brief to be undertaken by an archaeologist (5).

Cllr Wade proposed no objection subject to listed buildings and Conservation Officers approval. This was seconded by Cllr M Bramer and all voted in favour.

20201367 - 2 Church Cottages, Wrotham Road, Meopham, Gravesend Kent DA13 0AB

Application for approval of conditions 3 and 4 attached to planning permission reference no. 20200295 relating to samples or details of the external facing materials and samples or detailed drawings to a scale of no less than 1:5 of all new external joinery (3) and a sample of any additional bricks that are required to supplement the existing bricks which are to be re-used, together with details of the mortar mix (4).

Cllr Wade proposed no objection subject to listed buildings and Conservation Officers approval. This was seconded by Cllr Luxford and all voted in favour.

20201354 - 6 Blenheim Close, Meopham, Gravesend Kent DA13 0PQ

Erection of single storey conservatory to the rear elevation

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

20201371 - Pine Glen, David Street, Meopham, Gravesend Kent DA13 0BT
Demolition of existing outbuilding and erection of a detached double garage and gym.

Cllr D Bramer proposed objection on the grounds of inappropriate development in the Greenbelt. This was seconded by Cllr Luxford, 9 voted in favour and there was 1 abstention.

5.3 Planning Appeals: - to note

20200181 - Meopham Court, Wrotham Road, Gravesend Kent
Erection of a new single family dwelling and associated works.

P.50 This was noted.

5.4 Planning Enforcement Issues Update – to note

P.51 These were noted.

Item 6 To note the Chairman for the next Planning Committee Meeting on 23.02.2021

It was noted that Cllr Rose would be Chairman for the next planning committee meeting to be held on 23rd February 2021.

Meeting closed at 8.31pm