

Meopham Parish Council
Minutes of a Planning Committee
held on Tuesday 23rd February 2021 at 7.30pm
Virtual Meeting via Zoom

Committee Members present: Cllrs Rose (Chairman), M Bramer, D Bramer, Buchanan, Luxford, Dalby, McTavish, Green, Bourke, Wade from 20.56pm

In attendance: J Barker, Clerical Assistant

4 Members of the public

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

P.52 Apologies accepted from Cllr Ogden (family matter), Cllr Wade attending meeting for Meopham Leisure Centre, Cllr Gofton training course

Item 2 **To receive Declarations of Interests**

P.53 None

Item 3 **To approve the minutes from the previous meeting (19.01.21)**

P.54 The minutes from the meeting of 19.01.21 were approved on a proposal by Cllr Buchanan and seconded by Cllr Luxford, 8 voted in favour and there was 1 abstention due to not being present at the meeting.

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

P.55 There were no matters arising.

Item 5 **Following the email received from Kevin Burbidge at GBC, to approve the process for dealing with applications that the Parish Council may wish to take to the Regularly Board**

P.56 It was agreed that Cllr Green would draft a response to Kevin Burbidge's email as members of the council were unhappy with change to the planning procedure. This was on a proposal by Cllr M Bramer, seconded by Cllr McTavish and all voted in favour.

Item 6 **Planning Applications**

6.1 To consider and make recommendations on Planning Applications:

P.57 **20210027 - 11 Tradescant Drive, Meopham, Gravesend Kent DA13 0EL**
Erection of a side extension and a porch on the ground floor with a loft conversion including front and rear dormers and internal alterations.

Cllr Rose proposed to come out of Standing Orders to allow 2 members of the public to speak on the above planning application. This was seconded by Cllr M Bramer and all voted in favour.

Cllr Rose proposed to come back into Standing Orders, this was seconded by Cllr M Bramer and all voted in favour.

Cllr M Bramer proposed objection due to overdevelopment and not in keeping with the street scene. This was seconded by Cllr Rose and all voted in favour.

19.52 2 members of the public left the meeting

20201240 – Tudor House, Wrotham Road, Meopham, Gravesend Kent DA13 0AQ
REVISED Erection of a two storey extension and single storey rear extension

Cllr Rose proposed to bring forward the above planning application to allow members of the public to speak. This was seconded by Cllr D Bramer and all voted in favour.

Cllr Rose proposed to come out of Standing Orders to allow members of the public to speak on the above planning application. This was seconded by Cllr Luxford and all voted in favour.

Cllr Rose proposed to come back into Standing Orders, this was seconded by Cllr Luxford and all voted in favour.

Cllr Buchanan proposed objection as the side extension will have an adverse effect on the neighbouring property. This was seconded by Cllr Luxford and all voted in favour.

20.00 2 members of the public left the meeting.

20210030 - 3 Ashleigh Close, Meopham, Gravesend Kent DA13 0TS
Erection of a single storey rear extension

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

20210032 - 12 Edmund Close, Meopham, Gravesend Kent DA13 0NB
Demolition of existing left hand semi-detached garage and erection of a replacement semi-detached garage to same size on new piled foundation.

Cllr D Bramer proposed no objection subject to no building materials being placed on the village green. This was seconded by Cllr Buchanan and all voted in favour.

20210040 - Ermguard Cottage, Whitepost Lane, Culverstone, Gravesend Kent DA13 0TH

Erection of a single storey front extension, first floor front extension, conversion of integrated garage and erection of a new detached garage to front.

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

20210003 – 16 Walnut Tree Way, Meopham, Gravesend Kent DA13 0EH
Erection of a two storey front extension and single storey rear extension.

Cllr McTavish proposed no objection for the rear extension but objection to the front extension as it would be totally out of character with the current street scene. This was seconded by Cllr Luxford and all voted in favour.

20210080 - Meopham Police Station, Invicta House, Wrotham Road, Meopham, Gravesend Kent DA13 0QA

Application for the approval of conditions 7 attached to planning permission reference no 20200603 relating to the Code of Construction Practice

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

20210084 – Ivydene Annexe At, The Ivy House, Wrotham Road, Meopham, Kent DA13 0QJ

Erection of a single storey pitched roof extension.

Cllr D Bramer proposed objection on the grounds of overdevelopment in the Green Belt and inappropriate extension to a listed building. This was seconded by Cllr McTavish, 6 voted in favour, 1 against and there were 2 abstentions.

20210085 – Ivydene Annexe At, The Ivy House, Wrotham Road, Meopham, Kent DA13 0QJ

Application for Listed Building Consent for erection of a single storey pitched roof extension.

Cllr D Bramer proposed objection on the grounds of overdevelopment in the Green Belt and inappropriate extension to a listed building. This was seconded by Cllr McTavish, 6 voted in favour, 1 against and there were 2 abstentions.

20210090 – Downsview, Meopham Green, Meopham, Gravesend Kent DA13 0QU

Demolition of existing single storey garage and utility room at the side; erection of two storey side extension and single storey flat roofed rear extension; loft conversion with dormers to front and rear roof slopes; alterations to porch and front facade.

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

20201349 – Stables, South Street Farm, Wrotham Road, Meopham, Kent

****REVISED PLANS**** Conversion of former stable buildings including external alterations to create 1 no. 2 bedroom dwelling and 1 no. 3 bedroom dwelling and associated external works including access, parking and landscaping.

Cllr Buchanan proposed no objection, this was seconded by Cllr Rose, 2 voted in favour, 6 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 McTavish, 6 voted in favour, 2 against and there was 1 abstention.

20210094 – Cherry Hay, Wrotham Road, Meopham, Gravesend Kent DA13 0QQ

Erection of a single storey rear and side extension.

Cllr Rose proposed objection subject to the historic nature of the original property. This was seconded by Cllr Green and all voted in favour.

20210095 – Fairby House, Chapmans Hill, Meopham, Gravesend Kent DA13 0QP

Demolition of existing conservatory and erection of a two storey rear extension.

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

20210015 – 5-6 Camer Street, Meopham, Gravesend Kent DA13 0XR

Erection of a single storey rear extension

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

20210070 – Melliker Farmhouse, Melliker Farm, Longfield Road, Meopham, Gravesend Kent DA13 0JD

Retention of use of detached domestic triple garage with hay loft and office in the roof space as a residential annexe, including part use for domestic workshop/store and retention of external alterations.

Cllr McTavish proposed no objection as long as the annexe is used by whichever family occupies the main house and not developed as a separate hereditament. This was seconded by Cllr Buchanan and all voted in favour.

20210089 – The Orchard, Priestwood Road, Meopham, Gravesend Kent DA13 0DA

Erection of two storey side and rear extension including new larger dormer in rear roof slope replacing existing dormers; construction of enlarged dormer in front roof slope.

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

20210112 – Eastfield Farm Stables/Heron Hill Riding Stables, David Street, Meopham, Gravesend Kent DA13 0DU

Application for removal of conditions 5 and 6 attached to planning permission reference no. 20170113 for the retention of stable block; to allow the retention of the existing visibility sight lines and the existing gates.

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

2020101 – La Clef, Valley Lane, Meopham, Gravesend Kent DA13 0DG

Erection of a single-storey rear extension, first floor extension over existing porch, erection of front dormers, insertion of additional windows to side elevations, rooflight windows to rear and increase in overall roof height.

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

20210102 – Spar Stores, 8 And 9 The Parade, Wrotham Road, Meopham, Gravesend Kent DA13 0JL

Application for erection of a single storey rear extension and internal alterations of units 8 and 9 to form a combined retail unit, including the change of use of (unit 9) estate agents, use class E (c) (ii), to retail, use class E (a), with alterations to the external shop front facade at ground level

Cllr Buchanan proposed no objection subject to it not interfering with staff parking. This was seconded by Cllr Rose and all voted in favour.

20210143 – Forge House, Wrotham Road, Meopham, Gravesend Kent DA13 0AT

Erection of a detached garage/store

Cllr Bourke proposed no objection but recommend that planning consent only be given on the understanding that this is only to be used as a private garage/workshop without the opportunity of change of use to residential in the future and subject to approval by the Conservation Officer. This was seconded by Cllr Luxford and all voted in favour.

20210035 – Allards, Whitepost Lane, Culverstone, Gravesend Kent DA13 0TW
Loft conversion with alterations to roofline, including increased height of roof and insertion of two front dormers, one rear dormer and side elevational changes

Cllr D Bramer proposed no objection subject to the flat roof element and rear appearance being acceptable in planning terms. This was seconded by Cllr Luxford and all voted in favour.

20210138 - Unit 3, The Mews, Wrotham Road, Meopham, Gravesend Kent DA13 0QB

Application for change of use of Unit 3 from office use (class E (g)) to medical use (class E (e)) and incorporating with Units 1 and 2. Installation of air conditioning units as well as inlet/extract ventilation and an opening made between unit 3 and the existing practice (in units 1/2). Creation of a small compressor room/cupboard on the first floor of Unit 3.

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

20210155 – 5 Cheshunt Close, Meopham, Gravesend Kent DA13 0HU

Demolition of existing conservatory and detached garage, erection of single storey side extension with front and rear dormers and the roof space to be used as habitable rooms.

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

20.56 Cllr Wade joined the meeting

20210140 – Leylands, Wrotham Road, South Street, Meopham, Gravesend Kent DA13 0QG

Erection of a pool house

Cllr McTavish proposed no objection providing it is for domestic use only and not as a separate hereditament. This was seconded by Cllr Buchanan. 7 voted in favour, 2 against and there was 1 abstention.

6.2 Planning Enforcement Issues Update – to note

P.58 These were noted.

Item 7 **To note the Chairman for the next Planning Committee Meeting on 23.03.2021**

P.59 It was noted that Cllr Buchanan would be Chairman for the next planning committee meeting to be held on 23rd March 2021.

Meeting closed at 9.10pm