

**Meopham Parish Council**  
**Minutes of a Planning Committee**  
**held on Tuesday 23rd March 2021 at 7.32pm**  
**Virtual Meeting via Zoom**

**Committee Members present:** Cllrs Buchanan (Chairman), M Bramer, D Bramer, Luxford, Dalby, McTavish, Green, Gofton and Wade

**In attendance:** J Barker, Clerical Assistant, 1 member of public

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

**P.60**            Apologies accepted from Cllr Ogden (family matter) Cllr Bourke (family commitment), Cllr Rose (previous commitment)

**Item 2**            **To receive Declarations of Interests**

**P.61**            None

Cllr Dalby joined the meeting at 19.34pm.

**Item 3**            **To approve the minutes from the previous meeting (23.02.21)**

**P.62**            The minutes from the meeting of 23.02.21 were approved on a proposal by Cllr Green and seconded by Cllr McTavish, 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.63**            There were no matters arising.

**Item 5**            **Planning Applications**

**6.1 To consider and make recommendations on Planning Applications:**

**P.64**            **20200149 – Land North Of, Harvel Road, Meopham, Gravesend Kent**  
Application for change of use of land for the siting of one mobile home, toilet and one touring Caravan and creation of vehicle access off of a classified highway

To consider using a Planning Consultant to respond on the above application, sharing the cost jointly with Vigo Parish Council.

Member of public joined the meeting at 19.42pm

Vigo Parish Council are employing a Planning Consultant for this application to respond with an objection and have asked if Meopham Parish Council wished to consider a joint response at a cost of £225.00 (half of the consultancy fee). This was agreed on a proposal by Cllr Green, seconded by Cllr D Bramer, with 7 votes in favour and 2 against.

**20210123 - 12 Evenden Road, Meopham, Gravesend Kent DA13 9HA**  
Erection of a single storey rear and side extension with associated internal alterations.

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

**20210153 - 29 Beechwood Drive, Meopham, Gravesend Kent DA13 0TX**  
Erection of a front infill extension to form a porch and erection of a single storey flat roof outbuilding in rear garden with W/C to be used ancillary to main dwelling.

Cllr D Bramer proposed no objection subject to the outbuilding never being used for accommodation. This was seconded by Cllr Buchanan and all voted in favour.

**20210172 - Skippers Rest, Rhododendron Avenue, Meopham, Gravesend Kent DA13 0TT**

Removal of existing hipped roof, construction of enlarged barn hipped roof, insertion of dormer window in the front roof slope and conversion of loft to habitable room.

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

**20210091 - 16 Arnold Avenue, Meopham, Gravesend Kent DA13 0NU**

**\*\*REVISED DESCRIPTION\*** Erection of a single storey side extension with pitched roof and roof light windows

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

**20210195 - Rockley House, Wrotham Road, Culverstone, Gravesend Kent DA13 0QN**

Conversion of existing garages and stores to a 2 bedroom single storey dwelling including new rooflights and fenestration changes. New vehicle access and driveway.

Cllr D Bramer proposed no objection, this was seconded by Cllr Buchanan. There were 3 votes in favour, 3 against and 3 abstentions. As Chairman of the Committee, Cllr Buchanan had the casting vote for in favour of the proposal and therefore no objection was agreed.

**20210196 - Rockley House, Wrotham Road, Culverstone, Gravesend Kent DA13 0QN**

Demolition of existing barn and reconstruction of extended barn for the purpose of use as a Scaffold Yard business

Cllr D Bramer proposed objection on the grounds of inappropriate development in the Green Belt and lack of evidence regarding the traffic flows and on-site activity. This was seconded by Cllr Green and all voted in favour.

**20210198 - Rockley House, Wrotham Road, Culverstone, Gravesend Kent DA13 0QN**

Demolition of existing barn and reconstruction with addition of first floor and new rooflights. Stables use to be retained with holiday lets above.

Cllr D Bramer proposed objection on grounds of inappropriate development in the Green Belt and the application lacks sufficient details to make an informed judgement. It also represents a change in use and highway implications. This was seconded by Cllr Green and all voted in favour.

**20210210 - Croxton, Whitehill Road, Meopham, Gravesend Kent DA13 0NY**

Retrospective application for the erection of a garden fence in the rear garden and a short section of fence in the front garden.

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

Member of the public left the meeting at 20.11pm

**20210228 - Muttis Haus, Ridge Lane, Meopham, Gravesend Kent DA13 0DP**

Erection of dormer windows to front and rear roof slopes and associated roof alternations

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

**20210193 – Oaklands, Leywood Road, Meopham, Gravesend Kent DA13 0UD**

Application for a determination as to whether prior approval is required for the change of use of agricultural building to (C1) use specifically Guest House.

This application has been withdrawn.

**20210217 – The Old Forge, Wrotham Road, Meopham, Gravesend Kent DA13 0JE**

Application for approval of condition 3 (Partial) attached to Listed Building Consent reference no 20200655 relating to full joinery details

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

**20210152 - Land Part Of, Meadow View Farm, Priestwood Road, Meopham, Gravesend Kent DA13 0DA**

Change of use of land from agricultural land to private memorial garden, including water feature, ornamental stone features, feature wall, landscaping and off street parking.

Cllr Luxford proposed objection on the grounds set out in the letter from Kent Downs. This was seconded by Cllr Green, 8 voted in favour and there was 1 abstention.

**20210260 – West View Lodge, Wrotham Road, Meopham, Gravesend Kent DA13 0HX**

Installation of one small first floor window to Flank elevation

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

**20210186 – The Old Forge, Wrotham Road, Meopham, Gravesend Kent DA13 OJE**

Application for the approval of condition 6 and the partial approval of condition 5 attached to planning permission reference number 20200654 relating to a parking plan and full joinery details.

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

**20210115 – Amankila, Rhododendron Avenue, Meopham, Gravesend Kent DA13 OTT**

Demolition of existing 4 bedroom dwelling and erection of replacement 4 bedroom dwelling.

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

**20210245 – Redgates, Priestwood Road, Meopham, Gravesend Kent DA13 ODA**

Erection of a single storey rear extension to provide an enlarged lounge area and orangery.

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

**20210277 – Foxdene, Wrotham Road, Meopham, Gravesend Kent DA13 OQG**

Application for the approval of condition 5 attached to planning permission reference number 20200979 relating to an arboricultural method statement.

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

**20210282 – 19 The Russets, Meopham, Gravesend Kent DA13 OHH**

Garage conversion to form habitable rooms and erection of a single storey side extension to form new garage and storage space.

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

**20210308 – Briarlea, Beechwood Drive, Meopham, Gravesend Kent DA13 OTX**

Application for the approval of conditions 3 and 4 attached to planning permission reference no 20200251 relating to hard and soft landscape proposals and arrangements for the storage and disposal of waste relating to the equestrian use.

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

**KCC/GR/0041/2021 - Meopham School, Wrotham Road, Meopham, Gravesend Kent DA13 0AH**

Proposed 2 form of entry expansion, involving the erection of a new freestanding 2 storey school building, together with associated parking and landscaping works

Cllr Green proposed objection on this application, in principal, on both highway and parking grounds but would like to resolve to delay in submitting our details on grounds of opposition until we have investigated the possibility of using a traffic consultant to support our objection or the deadline approaches which is the earlier. We also need to gather further information and seek advice. This was seconded by Cllr M Bramer and all voted in favour.

Cllr Green proposed Meopham Parish Council write to Cllr Bryan Sweetland and confirm in writing to ask if this application will be referred to the Full Planning Committee at Kent County Council. Cllr Luxford seconded this and all voted in favour.

**6.2 Planning Enforcement Issues Update – to note**

**P.65** These were noted.

**Item 7** **To note the Chairman for the next Planning Committee Meeting on 20.04.2021**

**P.66** It was noted that Cllr Green would be Chairman for the next planning committee meeting to be held on 20<sup>th</sup> April 2021.

Meeting closed at 8.58pm