

Meopham Parish Council
Minutes of a Planning Applications Working Group
held on Tuesday 15th February 2022 at 7.30pm
Virtual Meeting via Zoom

Committee Members present: Cllr D Bramer
Cllr M Bramer
Cllr Buchanan
Cllr Green
Cllr McTavish
Cllr Ogden
Cllr Wade

In attendance: Mr S Fishenden – Clerk and Responsible Financial Officer
Two members of the public

Item 1 To receive and accept apologies for Absence

P.67 Apologies were accepted from Cllr Dalby (holiday), Cllr Rose (holiday) and Cllr Sims (prior commitment).

Item 2 To receive Declarations of Interests

P.68 Cllr D Bramer declared an interest in application **20211457** as a member of the Tennis Club. Cllr D Bramer confirmed she would abstain from voting on this application.

Item 3 To approve the minutes from the previous meeting (18.01.22)

P.69 The minutes from the meeting of 18.01.22 were received, these will be formally approved at a later face to face meeting.

PROPOSED: Cllr Wade, SECONDED: Cllr M Bramer. All in favour.

Item 4 To consider matters arising from the above minutes

P.70 There were no matters arising.

Item 5 Planning Applications

All decisions made will be actioned under temporary delegated authority of the Clerk.

P.71 5.1 To consider and make recommendations on Planning Applications:

20211591 – 79 Ediva Road, Meopham, Gravesend, Kent, DA13 OND
Conversion of garage to form habitable rooms

There was no objection to this proposal subject to adequate off-street parking.
PROPOSED: Cllr Buchanan. SECONDED: Cllr Wade. All in favour

20211564 – 4-5 The Parade, Wrotham Road, Meopham, Gravesend, Kent
Change of use and conversion of first floor from commercial (Class E) to residential (Class C3), and erection of a two-storey rear extension and loft conversion with front

Signed.....

and rear dormers to create enlarged commercial unit on ground floor together with bin and cycle storage, and 2 x studio and 2 x 1-bedroom self-contained flats on first and second floors.

There was no objection to this application.

PROPOSED: Cllr Ogden. SECONDED: Cllr Buchanan. 6 votes in favour, 1 abstention.

20211565 – Land adjoining Wildacre, Camer Road, Meopham, Gravesend, Kent
Application for change of use from horse field to dog exercise and training field

There was no objection to this application .

PROPOSED: Cllr D Bramer. SECONDED: Cllr Ogden. All in favour.

Cllr Green PROPOSED an amendment to this motion to add 'no objection to this application *subject to if there is a further need for any additional access, lighting or buildings that a further application is made*'. SECONDED: Cllr M Bramer. All in favour.

20220019 – Squirrels Chase, 67 Beechwood Drive, Meopham, Gravesend, Kent, DA13 0TX

Conversion of detached garage to games/gym room with toilet

No objection to this application subject to the building never being used as a separate hereditament.

PROPOSED: Cllr M Bramer. SECONDED: Cllr Ogden. All in favour.

20211457 – Meopham Tennis Club, Tennis Courts, Village Hall, Wrotham Road, Meopham, Gravesend, Kent

Application for approval of conditions 10 and 11 attached to planning permission reference number 20200936 relating to landscaping details (10) and screening and fencing details (11)

The Parish Council wishes to make no comment on this application and refer to the Planning Officer's judgement.

PROPOSED: Cllr Green. SECONDED: Cllr Wade.

6 votes in favour, 1 abstention due to declared interest (Cllr D Bramer)

20220070 – Westwood 38, Rhododendron Avenue, Meopham, Gravesend, Kent, DA13 0TT

Erection of rear and front extensions, dormer extension in the rear roof slope, installation of rooflights in the front and rear roof slopes, roof alterations and conversion of the roof space to form habitable rooms

The Parish Council objects to this application on the grounds of over-development in the Green Belt.

PROPOSED: Cllr Green. SECONDED: Cllr Wade. All in favour.

20220060 – Woodthorpe, Whitehill Road, Meopham, Gravesend, Kent, DA13 ONS

Demolition of existing single-storey dwelling, garage and outbuildings, and erection of two-storey four-bedroom detached dwelling, associated garden structures and hard and soft landscaping.

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The Parish Council objects to this application on the ground of excessive bulk and overdevelopment.

PROPOSED: Cllr M Bramer. SECONDED: Cllr Green. 6 votes in favour, 1 abstention.

20220079 – 73 Cheyne Walk, Meopham, Gravesend, Kent, DA13 0PP

Erection of single-storey rear extension to existing extension, remove pitched roof to and install new flat roof with roof lanterns. EWIS Render to first floor elevation walls and new door to side elevation into new boot room.

The Parish Council objects to this application as the extension is out of proportion with the original property.

PROPOSED: Cllr Buchanan. SECONDED: Cllr Ogden. All in favour.

20220061 – Blayney, David Street, Meopham, Gravesend, Kent, DA13 0BT

Replace roof, raise roof height, conversion of loft to habitable rooms with 4no. rooflight windows, double doors and Juliette balcony to front elevation and insertion of a new first floor window to rear elevation.

The Parish Council raises no objection to this application, other than the inclusion of the Juliet balcony.

PROPOSED: Cllr D Bramer. SECONDED: Cllr McTavish. All in favour.

20220066 – 35 Cheyne Walk, Meopham, Gravesend, Kent, DA13 0PF

Demolition of existing front and rear extensions and lean-to storage structure at the side and erection of a single-storey front extension and a two-storey rear extension to create a 4-bedroom dwelling.

The Parish Council raises no objection to this application.

PROPOSED: Cllr Buchanan. SECONDED: Cllr Ogden. There were 3 votes in favour and 4 abstentions.

20220040 – Valley Side, 53 Rhododendron Avenue, Meopham, Kent, DA13 0TU

Erection of a single storey side extension, demolition of an existing rear gable end and erection of a rear dormer.

The Parish Council objects to this application on the grounds of inappropriate development in the Green Belt.

PROPOSED: Cllr M Bramer. SECONDED: Cllr D Bramer. 5 votes in favour, 2 against.

20220042 – Glasbaile, Norwood Lane, Meopham, Gravesend, Kent, DA13 0YE

Demolition of detached garage and erection of a two-storey side and part single storey front extension with integrated garage.

The Parish Council raises no objection to this application.

PROPOSED: Cllr McTavish. SECONDED: Cllr Wade. All in favour.

20220084 – Sancta Maria, Wilsons Way, Meopham, Gravesend, Kent, DA13 0DW

Demolition of existing conservatory and erection of a single storey rear extension

The Parish Council raises no objection to this application.

PROPOSED: Cllr D Bramer. SECONDED: Cllr M Bramer. All in favour.

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20220091 – 25 Nursery Road, Meopham, Gravesend, Kent, DA13 0NE
Erection of a single storey side extension.

The Parish Council raises no objection to this application.
PROPOSED: Cllr Ogden. SECONDED: Cllr Buchanan. All in favour.

20220101 – Clements Reach Cottage, Shipley Hills Road, Meopham, Gravesend, Kent, DA13 0AD
Demolition of lobby to existing rear extension and erection of a single storey rear extension.

The Parish Council raises no objection to this application.
PROPOSED: Cllr Wade. SECONDED: Cllr M Bramer. All in favour.

20220120 – 66 Tradescant Drive, Meopham, Gravesend, Kent, DA13 0EF
Demolition of the side garage and erection of a new two storey side extension set back 300mm from the front elevation, part rear two storey extension set in 2.0m from the attached property, erection of a detached games room to the rear of the garden with a pitched roof and all materials to match as existing.

Standing Orders were suspended to enable the two members of the public present to speak. The Chairman asked them to submit their comments to GBC too.

The meeting was also adjourned between 20:30 and 20:40 to enable councillors to view the application details before resuming to reach a decision.

The Parish Council strongly objects to this application on the grounds that it will constitute over-development and will have an adverse effect on the neighbouring properties. In addition, it will not be in-keeping with the existing street scene and will lead to a loss of off-road parking. Finally, we also wish to add that there are no details provided for the proposed games room.
PROPOSED: Cllr Buchanan. SECONDED: Cllr Wade. All in favour.

Item 6 Planning Appeal

P.72 The Planning Appeal letter was received. The Parish Council does not wish to make any further comment.

Item 7 Meopham School Expansion

P.73 It was agreed that the addition of a car park in the revised plans whilst appreciated, still doesn't address the issue of traffic movements into and out of the site. Therefore, our existing concerns raised at the previous application still remain.

Cllr Green PROPOSED we restate our continued objection to the proposals and ask the County Councillor to call-in the application for a Planning Committee decision.
SECONDED: Cllr Buchanan. All in favour.

Item 8 Planning Enforcements

P.74 This was noted. Cllr Wade asked the Clerk to follow-up on a property previously reported to enforcement.

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Item 9 To note the Chairman for the next Planning Committee meeting on 15th February 2022

Cllr Rose will be the Chairman of the next meeting as he and Cllr Buchanan had swapped due to his unavailability for the February meeting.

Meeting closed at 20.54pm

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Signed.....