

Meopham Parish Council
Minutes of a Planning Applications Working Group
held on Tuesday 26th October 2021 at 7.31pm
Virtual Meeting via Zoom

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

In attendance: J Barker, Clerical Assistant
S Fishenden Clerk

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

P.39 Apologies accepted from Cllr Ogden (attending another meeting), Cllr Sims and Cllr Green

Item 2 **To receive Declarations of Interests**

P.40 None

Item 3 **To approve the minutes from the previous meeting (28.09.21)**

P.41 The minutes from the meeting of 28.09.21 were received, these will be formally approved at a later face to face meeting. This was on a proposal by Cllr Buchanan, seconded by Cllr M Bramer, 6 voted in favour and there were 2 abstentions due to not being present at the previous meeting.

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

P.42 There were no matters arising.

Item 5 **Planning Applications**

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

Cllr Luxford joined the meeting at 7.36pm.

P.43 **5.1 To consider and make recommendations on Planning Applications:**

20211118 – Willow Tree Farm And Holly Cottage, Wrotham Road, Meopham, Gravesend Kent DA13 0AH

Demolition of existing Holly Cottage, creation of new shared access route, and the re-building of a replacement 4 bedroom chalet-bungalow with detached double garage on the site frontage and erection of 7no new 4 bedroom houses with integral double garages in gated development to the rear of the new Holly Cottage and part rear garden of Willow Tree Farm.

Cllr D Bramer proposed Meopham Parish Council object to this proposal as it is an inappropriate development in the Green Belt and is bordering on a conservation area. This was seconded by Cllr Buchanan, 7 voted in favour, 1 against and there was 1 abstention.

20211140 – 12 Silver Birch Avenue, Meopham, Gravesend Kent DA13 OTP

Replace existing flat roof of attached garage with a pitched roof to match the Dwelling.

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

20211077 - Greenacres Farm, Brimstone Hill, Meopham, Gravesend Kent DA13 OBN

Application for removal of condition 4 attached to planning permission reference no 20151137 to allow the annexe to be a separate residential dwelling.

Cllr M Bramer proposed objection to this application as it is inappropriate development in the Green Belt. This was seconded by Cllr Luxford and all voted in favour.

20211079 - Chestnut Lodge, Whitepost Lane, Culverstone, Gravesend Kent DA13 OTW

Erection of garage on the front drive with associated ground works.

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

It was noted that a previous retrospective planning application regarding walls and gates was rejected and no action appears to have been taken.

Action : ***Clerk to investigate further with Planning Enforcements.***

20211035 - Beechcroft, Wrotham Road, Meopham, Gravesend Kent DA13 OAQ

Erection of a single storey side extension to front, single storey rear extension and first floor rear extension.

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

20211190 - 25 Nursery Road, Meopham, Gravesend Kent DA13 ONE

Erection of a single storey side extension.

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

20211201 – The Barn, Evenden Farm, Wrotham Road, Meopham Gravesend Kent DA13 OJE

Extension of garage and conversion of existing garage to form a gym.

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

20211206 – 4 Lilac Place, Meopham, Gravesend Kent DA13 0ER

Erection of a single storey rear extension

Cllr Gofton proposed no objection, this was seconded by Cllr Buchanan, 8 voted in favour and there was 1 abstention.

20211207 - Fashion Scene, 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 and rear dormers to create enlarged commercial unit on ground floor together with bin and cycle storage, and 2 x studio and 2 x 2 bedroom self contained flats on first and second floors.

Cllr Buchanan proposed no objection however, the Council is concerned about the number of car parking spaces. This was seconded by Cllr Luxford, 8 voted in favour and there was 1 abstention.

20211217 - Mandhara, Beechway, Meopham, Gravesend Kent DA13 0HQ

Demolition of existing conservatory and erection of a single storey rear extension and a new front porch.

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

20211238 – Coombe Hill Farm, Leywood Road, Meopham, Gravesend Kent DA13 0UH

Application for approval of condition 3 attached to Listed Building Consent reference number 20210895 relating to replacement bay window on ground floor.

Cllr Luxford proposed no objection provided the Listed Building Officer gives consent. This was seconded by Cllr Buchanan and all voted in favour.

20211161 – Barn At, Oaklands, Leywood Road, Meopham, Gravesend Kent DA13 0UD

External and internal works to facilitate the conversion of the agricultural building to a guest house.

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

20211254 – 47 Beechwood Drive, Meopham, Gravesend Kent DA13 0TX

Retrospective application for erection of a detached carriage house (double garage with attached storage).

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

20211260 – Downend, Norwood Lane, Meopham, Gravesend Kent DA13 0YE

Application for the removal of conditions 2, 5 and 7 attached to planning permission reference number 20171263 for the erection of a part two storey and part single storey rear extension to form kitchen/diner with bedrooms over; conversion of the integral garage and erection of a first floor front extension; single storey side extension to form enlarged lounge; alterations to the roof to form rooms in the roof; to

allow a material change - aligning of the first floor with the ground to the front elevation and amendments to the side first floor windows (these windows to be sandblasted).

Cllr McTavish proposed that the Parish Council is concerned that the added windows may cause loss of privacy and therefore amenity to neighbouring properties. It would object to this application being granted unless the Planning Authority is completely satisfied that this was not the case. This was seconded by Cllr Luxford and all voted in favour.

20211267 – The Warren, Rhododendron Avenue, Meopham, Gravesend Kent DA13 OTT

Application for approval of conditions 3, 4 5 and 6 attached to planning permission reference no 20161135 relating to details of the (3) external facing materials, (4) hard landscaping scheme, (5) soft landscaping scheme and (6) waste provision

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

20211296 – Lomer Farm, Wrotham Road, Meopham, Gravesend Kent DA13 0AN

Application for approval of condition 3 and 18 attached to planning permission reference number 20170999 relating to materials (3) and updated bat survey (18)

Cllr Buchanan proposed no objection subject to approval by the Planning Department. This was seconded by Cllr Luxford and all voted in favour.

20211173 - Forge House, Wrotham Road, Meopham, Gravesend Kent DA13 0AT

Part demolition of existing side extension and erection of a single storey side extension

Cllr Wade proposed no objection subject to the Conservation Officers approval and Green Belt policy. This was seconded by Cllr Buchanan and all voted in favour.

20211295 – Lomer Farm, Wrotham Road, Meopham, Gravesend Kent DA13 0AN

Application for the variation of conditions 4. 5 and 14 attached to planning permission reference number 20170999 for the conversion of existing commercial buildings and other existing buildings and stables to 10 no. commercial units in a flexible B1/B8 use and 4 no. residential dwellings with associated access parking arrangements; to allow the existing consent to be protected, so the triggers for a material start can be made on site without excessive or abortive works.

Cllr Buchanan proposed no objection subject to approval by the Planning Department. This was seconded by Cllr Luxford and all voted in favour.

20211294 – Eastfield Farm Stables, Heron Hill Lane, Meopham, Gravesend Kent DA13 0DU

Demolition of an existing stable complex and construction of a new equestrian barn/stables.

Cllr Luxford proposed objection on the basis that the proposed building is too large for the setting and represents over development in the Green Belt. This was seconded by Cllr Wade, 5 voted in favour, 3 against and there was 1 abstention.

Cllr Luxford left the meeting at 8.25pm.

20211281 – Old Pond Farm, Dean Lane, Harvel, Gravesend Kent DA13 0BS

Demolition of existing garage and storage building and erection of residential annexe ancillary to the main dwelling.

Cllr M Bramer proposed that Meopham Parish Council objects to this application on the grounds that the proposed development is more than a mere annex and would in fact be an additional dwelling and thus constitutes over development in the Green Belt. This was seconded by Cllr McTavish, 6 voted in favour and there were 2 abstentions.

20211301 – Old Pond Farm, Dean Lane, Harvel, Gravesend Kent DA13 0BS

Application for Listed Building Consent for the demolition of existing garage and storage building and erection of residential annexe ancillary to the main dwelling.

Cllr M Bramer proposed that Meopham Parish Council objects to this application on the grounds that the proposed development is more than a mere annex and would in fact be an additional dwelling and thus constitutes over development in the Green Belt. This was seconded by Cllr McTavish, 6 voted in favour and there were 2 abstentions.

Item 6 Planning Enforcement Issues Update – to note

P.44 These were noted.

Item 7 To note the Chairman for the next Planning Committee Meeting on 23.11.21

P.45 It was noted that Cllr Gofton would be Chairman for the next planning committee meeting to be held on 23rd November 2021.

Meeting closed at 8.32pm