

Meopham Parish Council
Minutes of a Planning Applications Working Group
held on Tuesday 23rd November 2021 at 7.30pm
Virtual Meeting via Zoom

Committee Members present: Cllr D. Bramer, Cllr. M Bramer, Cllr Buchanan, Cllr Gofton, Cllr Wade

In attendance: Shaun Fishenden (Clerk)

Item 1 To receive and accept apologies for Absence

P.46 Apologies accepted from Cllr Dalby (work commitment), Cllr Green (work commitment) Cllr McTavish (illness), Cllr Ogden (family commitment) and Cllr Rose (family commitment)

Item 2 To receive Declarations of Interests

P.47 Cllr Gofton declared an interest in application **20211328 – Taralee.**

Item 3 To approve the minutes from the previous meeting (26.10.21)

P.48 The minutes from the meeting of 26.10.21 were received, these will be formally approved at a later face to face meeting.

PROPOSED: Cllr Buchanan, SECONDED: Cllr Wade and all in favour.

Item 4 To consider matters arising from the above minutes

P.49 There were no matters arising.

Item 5 Planning Applications

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

P.50 5.1 To consider and make recommendations on Planning Applications:

20211260 – Downend, Norwood Lane, Meopham, Gravesend, Kent, DA13 0YE
REVISED DESCRIPTION: Application for variation of condition 3 attached to planning permission reference 20210414 for variation of conditions 2 and 8 attached to planning permission reference 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 first floor front extension; single storey side extension to form enlarged lounge; alterations to the roof to form rooms in the roof; to allow an increase in the size of first floor window in front elevation and amendments to the fenestration in both east and west flank elevations at first floor level in west roof slope including installation of new windows and rooflights.

The Parish Council confirms its existing stance from the previous meeting (26.10.21) of "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".

PROPOSED: Cllr Gofton and SECONDED: Cllr Wade, all in favour.

20211073 – 11 Cheyne Walk, Meopham, Gravesend, Kent, DA13 0PF

Demolition of detached garage and erection of a single storey front, side and rear extension

The Parish Council has no objection to this application.

PROPOSED: Cllr Wade and SECONDED: Cllr Buchanan

20211328 – Taralee, Wrotham Road, Meopham, Gravesend, Kent, DA13 0HP

Erection of a single storey rear extension, balcony to front elevation and conversion of the single dwelling to three self-contained flats (2 x 1 bed and 1 x 2 bed)

Cllr Gofton declared an interest in this item and withdrew from the meeting, Cllr D Bramer chaired the meeting from 19:34 until 19:40 whilst this application was discussed and voted on

The Parish Council objects on the same grounds as the previous application, that it constitutes inappropriate development of a family home, and it will generate issues with traffic and parking due to the lack of capability at the site to accommodate an increase in vehicular access caused by an increase in occupiers.

PROPOSED: Cllr Wade and SECONDED: Cllr M Bramer. Three votes in favour, Cllr Buchanan and Cllr Gofton abstained.

20211078 – 1 Edmund Close, Meopham, Gravesend, Kent, DA13 0NB

Erection of a first-floor extension over existing garage, erection of a rear dormer, installation of rooflights to the front elevation and conversion of the roof space to form habitable rooms.

The Parish Council raises no objection to this application.

PROPOSED: Cllr Gofton and SECONDED: Cllr Buchanan and all in favour.

20211297 – 25 Evenden Road, Meopham, Gravesend, Kent, DA13 0HA

Erection of a single storey rear extension and a timber outbuilding.

The Council raises an objection to the extension if it causes further detriment on neighbouring properties. The parish council raises no objection to the timber outbuilding.

PROPOSED: Cllr Gofton and SECONDED: Cllr Buchanan and all in favour.

2021349 – Spar Stores, 8 The Parade, Wrotham Road, Meopham, Kent, DA13 0JL

Application for approval of condition 5 attached to planning permission reference number 20210771

The Parish Council raises no objection.

PROPOSED: Cllr Buchanan and SECONDED: Cllr Wade, all voted in favour.

20211286 – The Old Diary, Bocoda Hill Farm, Wrotham Road, South Street, Meopham, Gravesend, Kent, DA13 0QG

Application for installation of solar panels

The Parish Council feels unable to comment due to a lack of expertise/awareness of the regulations around solar panels and so will refer back to the Planning Officer. Cllr Gofton asked the Clerk investigate possible training courses for councillors about solar panels.

PROPOSED: Cllr Gofton and SECONDED: Cllr Wade, all in favour.

2021108 – Squirrels Chase, 67 Beechwood Drive, Meopham, Gravesend, Kent, DA13 0TX

Conversion of detached garage to games room with toilet on the ground floor and office room in the upper level including roof alterations to accommodate the first-floor space.

The Parish Council raises an objection as its inappropriate development in the Green Belt due to both height and bulk and would be out of keeping with the street scene.

PROPOSED: Cllr M Bramer and SECONDED: Cllr Wade, all in favour

20211261 – Bluebell Wood Lodge, Little Rose Farm, Gravesend Road, Fairseat, Sevenoaks, Kent

Retention of existing mobile home

The Parish does not feel able to comment as it is not in a position to judge any evidence of continuous occupation.

PROPOSED: Cllr D Bramer, SECONDED: Cllr Buchanan. All in favour.

20211350 – Firle, Longfield Road, Longfield, Kent, DA3 7AP

Erection of single storey side and rear extension along with pergola

The Parish Council objects to this application on the grounds of overdevelopment of the Green Belt.

PROPOSED: Cllr Gofton and SECONDED: Cllr Wade. All in favour.

Item 6

Planning Enforcement Issues Update – to note

P.51

These were noted.

Item 7

To note the Chairman for the next Planning Committee Meeting on 14.12.21

P.52

It was noted that Cllr M Bramer was listed as the Chairman for the next planning committee meeting to be held on 14th December 2021, he however was planning to swap with Cllr Dalby.

Meeting closed at 8.06pm