

**Meopham Parish Council**  
**Minutes of a Planning Applications Working Group**  
**held on Tuesday 22<sup>nd</sup> June 2021 at 7.30pm**  
**Virtual Meeting via Zoom**

**Committee Members present:** Cllrs Ogden (Chairman), Buchanan, Dalby, McTavish, Green and Wade

**In attendance:** J Barker, Clerical Assistant

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

**P.8**                Apologies accepted from Cllr Rose (Holiday), Cllrs D & M Bramer (Holiday), Cllr Luxford (Attending another meeting), Cllr Gofton

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

**P.9**                None

**Item 3**            **To approve the minutes from the previous meeting (25.05.21)**

**P.10**                The minutes from the meeting of 25.05.21 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 Green, 5 voted in favour and there was one abstention due to not being present at the previous meeting.

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

**P.11**                There were no matters arising.

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

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

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

**P.12**                **20210439 – Land Known As Twinville, Rhododendron Avenue, Meopham, Gravesend Kent**

Erection of a Double Garage Storage unit including resurfacing of the access driveway, vehicle hardstanding and associated landscape works

Cllr Green proposed objection on the grounds of inappropriate development in the Green Belt. This was seconded by Cllr McTavish and all voted in favour.

**20210640 – La Clef, Valley Lane, Meopham, Gravesend Kent DA13 0DG**

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

Cllr Green proposed Meopham Parish Council should object if it was considered to be in an area of outstanding natural beauty. This was seconded by Cllr Wade, 5 voted in favour and there was 1 abstention.

**20210649 – Stone Willys Pizza, Wrotham Road, Meopham, Gravesend Kent DA13 0HP**

Application for variation of condition 3 attached to planning permission reference no 20090844 to change opening hours 12.00 hours and 23.00 hours on any day.

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

**20210382 – Land Off Valley Lane East, Valley Lane, Meopham, Gravesend Kent**  
Erection of a detached 3 bedroom bungalow

Cllr Wade proposed objection as this is a breach of Green Belt Planning Policy. This was seconded by Cllr Green and all voted in favour.

**20210401 – Woodland At Great Gorse Shaw, Leywood Road, Meopham, Gravesend Kent DA13 0UH**

Retention of existing building as an office and rest room for forestry workers

Cllr Green proposed no objection providing there is a condition attached to the permission preventing it being used as a residential property. This was seconded by Cllr McTavish, 5 voted in favour and there was 1 abstention.

**20210670 – 7 Tradescant Drive, Meopham, Gravesend Kent DA13 0EL**

Erection of a side extension above existing garage and single storey rear extension

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

**20210350 – Land Off Valley Lane, Valley Lane, Meopham, Gravesend Kent**

Erection of 3m wide timber gate and 1.2m high timber post and rail fence to enclose land

Cllr McTavish proposed no objection to this application subject to a satisfactory Environmental Assessment. This was seconded by Cllr Buchanan and all voted in favour.

**20210694 – Oakley, Norwood Lane, Meopham, Gravesend Kent DA13 0YE**

Demolition of existing garage and conservatory. Erection of a single storey side and rear extension

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

**20210414 – Downend, Norwood Lane, Meopham, Gravesend Kent DA13 0YE**

REVISED Application for the variation of conditions 2 and 8 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 in the roof; to allow changes to the rendered finish, slate roof tile to the whole house and roof lanterns to flat roof of single storey rear extension.

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

**20210700 – Land At Former Meopham Police Station, Wrotham Road, Meopham, Gravesend Kent**

Application for approval of condition 3, 4 and 16 attached to planning permission reference number 20200603 relating to the Soft Landscaping plan (3), hard landscaping Layout (4) and bat roosting scheme (16)

Cllr Buchanan proposed that Meopham Parish Council do not wish to comment on this application, this is a decision for the Planners. This was seconded by Cllr Green and all voted in favour.

**20210661 – Railway Tavern, Wrotham Road, Meopham, Gravesend Kent DA13 0HP**

Retention of a timber framed shelter with open sides for an outside seating area.

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

Cllr Ogden declared an interest in the following planning application and therefore was unable to vote.

**20210704 – The Haven, Wrotham Road, Meopham, Gravesend Kent DA13 0HX**  
Part demolition of existing dwelling and erection of first floor rear and side extension.

Cllr McTavish proposed no objection subject to approval by the Conservation Officer. This was seconded by Cllr Green, 5 voted in favour and there was 1 abstention.

**20210715 – Taralee, Wrotham Road, Meopham, Gravesend Kent DA13 0HP**

Erection of a single storey rear extension, balcony to front elevation and conversion of single dwelling to 3 self contained flats (2 x 1 bed and 1 x 2 bed).

Cllr Green proposed objection on the grounds it being inappropriate development of a family home. It will generate traffic beyond the capacity of that location and furthermore the ground floor flats are too small. This was seconded by Cllr McTavish and all voted in favour.

**20210712 – Spar, Culverstone Stores, Wrotham Road, Culverstone, Gravesend Kent DA13 0RQ**

Relocation of shop entrance, erection of new entrance canopy and formation of new vehicular crossover to be used as an exit onto White Post Lane.

Cllr Wade proposed objection on the grounds of its creating access onto Whitepost Lane especially for the delivery lorries. This was seconded by Cllr McTavish, 5 voted in favour and there was 1 abstention.

**20210488 – 29 Pitfield Drive, Meopham, Gravesend Kent DA13 0AY**

Demolition of existing conservatory with the erection of single storey rear extension.

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

**5.2 Planning Appeals: - to note / consider a response**

**P.13**

**20201049 – Land North Of Harvel Road, Meopham, Gravesend Kent**

Retrospective application for change of use of land for the siting of one mobile home, a utility unit with raised decking, a toilet and one touring caravan, together with the creation of a vehicle access off a classified highway and associated parking/turning.

This was noted.

**Item 6**

**Planning Enforcement Issues Update – to note**

**P.14**

These were noted.

**Item 7**

**To note the Chairman for the next Planning Committee Meeting on 20.07.21**

**P.15**

It was noted that Cllr McTavish would be Chairman for the next planning committee meeting to be held on 20<sup>th</sup> July 2021. Unfortunately, Cllr McTavish is unable to make this meeting. Clerical Assistant to organise Chairman for the next meeting.

Meeting closed at 20.20pm