Meopham Parish Council

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LOCAL COUNCIL AWARD SCHEME FOUNDATION

A Civility & Respect Pledge Council

Minutes of the Extraordinary Full Council Meeting held on Wednesday 2nd September 2026 at 7:00pm at Vigo Village Hall, 8 The Bay, Gravesend, DA13 0TD

Members Present:
Cllr R Collings
Cllr D Fisher
Cllr S Gofton
Cllr J McNamara (Chairman)
Cllr D Sims (Vice Chairman)
Cllr B Wade
Cllr P Watson

In Attendance:
L Winter – Clerk
A Brown – Assistant Clerk
Cllr Ejaz Aslam - GBC
Cllr Daine Morton KCC – arrived 20:06
Lots of Members of Public

Meeting commenced 19:00

Item 1: Apologies for Absence: To receive and accept apologies

F.C. 103 Apologies were received from Cllr Bramer, Cllr Buchanan, Cllr D Johnson and Cllr S Johnson.

19:01 Cllr Sims arrived.

Item 2: Declarations of Members' Interests: To receive declarations of pecuniary and non-pecuniary interests for this meeting

F.C. 104 Cllr B Wade & Cllr S Gofton - 20260716

Item 3: Public Session & External Reports

3.1 Public Session

Disclaimer: The statements made during the Public Session reflect the opinion of the speaker(s) and are not necessarily accurate or factual information.

F.C. 93 Public spoke under application 20260815.

3.2 Borough Councillor and County Councillor

F.C. 105 Cllr Ejaz Aslam was present and spoke later in the meeting under application 20260815.

3.3 Police

F.C. 106 There were no Police present.

Item 4: Planning Applications: To consider and make recommendations on the following planning applications

F.C. 107 20260815 - Woodlands Farm , Wrotham Road, Culverstone, Gravesend Kent DA13 0RQ

Outline planning application for the development of 67 dwellings, public open space and associated works, with approval sought for the principal means of vehicular access from Newlands Lane. All other matters are reserved.

Several members of the public spoke at length on this item and raised the following concerns regarding the application:

- **Inadequate and unsuitable access: It is a single track lane. T**he proposed change in direction on Newlands Lane into the estate would have a significant impact on residents living along Newlands Lane.
- **A227:** Concerns were raised that approximately 100 vehicles would be required to turn onto the A227, which is already difficult to access due to the volume of traffic. It was also noted that the representation is missing 24 houses.
- **Access to properties during construction:** Concerns were raised regarding how residents would be able to access their properties during the development works.
- **Flood risk and drainage:** Concerns were raised regarding inadequate drainage and the volume of surface water run-off currently coming from Newlands Lane. It was felt that additional development could increase this issue.
- **Telecommunications:** Concerns were raised regarding the adequacy of telecommunications infrastructure, particularly the reliance on copper wire.
- **Local schools and healthcare:** Concerns were raised regarding additional pressure on local schools and healthcare services, which are already considered to be oversubscribed.
- **Local facilities:** It was noted that local facilities are limited, with only one small pharmacy and one small shop with limited parking provision.
- **Green Belt Land**
- **Historical value:** Concerns were raised regarding the historical significance of the property, which forms part of the Waterlow Estate. They need to knock down the house to create the road.
- **Rural character:** The lane was described as a quiet rural lane, and it was suggested that consideration be given to campaigning for it to be designated as a Rural England Quiet Lane.
- **Surveys and assessments:** Concerns were raised that the application is currently at an outline stage and that a number of surveys and assessments have not yet been provided.

Cllr Ejaz Aslam from Gravesham Borough Council attended the meeting to listen to residents' concerns and to represent their views regarding the planning application.
Cllr Ejaz Aslam highlighted that it is important for people to register their objections to this planning application and it is in line with the planning application rules.
Cllr Aslam also raised concerns regarding highway safety, particularly in relation to the A227 and access onto Newlands Lane. Concerns were also raised regarding the surrounding unadopted roads and the adequacy of the existing infrastructure.

Meopham Parish Council Councillors were then invited to speak regarding the application.
Cllr Collings highlighted the following concerns:

- **Drainage and groundwater:** Kent County Council (KCC), as the Local Lead Flood Authority, has specified that the application should not be determined until a complete surface water drainage strategy has been provided. Concerns were also raised that the infiltration rates appear to have been assumed rather than tested.
- **BRE365 testing and groundwater:** Further BRE365 infiltration testing and additional groundwater assessment are required to establish whether the proposed drainage strategy is appropriate.
- **Sustainability:** The NPPF requires development within the Green Belt to be sustainable. Concerns were raised that the proposed development would rely on an unlit pedestrian route, as well as an unlit section of the A227 and part of Newlands Lane where there is no footway. It was considered that these factors raise concerns regarding the sustainability of the proposed location.
- **Highways and access:** The KCC Stage 1 Road Safety Audit remains outstanding. Concerns were also raised regarding the robustness of the traffic generation evidence, as the applicant's TRICS assessment uses a 51-dwelling suburban development as a comparator for the proposed 67-dwelling development.

On the information currently before the authority, Meopham Parish Council does not consider that the principle of 67 dwellings has yet been adequately demonstrated and therefore objects to the application. All in Favour.

20260835 - Bramleys, Wrotham Road, Meopham, Gravesend Kent DA13 0AQ
Demolition of rear conservatory and single storey extension and erection of a single storey rear extension with four rooflights.

No Objection All in Favour

20260788 - Land On North Side Of, Heron Hill Lane, Meopham, Gravesend Kent DA13 0DU

Change of use of 1.2 acres for a dog walking paddock together with fencing, hardstanding and car parking.

We recommend that planning permission be refused on the grounds that the proposed development would constitute inappropriate development within the Green Belt and that the site does not benefit from suitable and satisfactory access. 5 in Favour 2 Abstain

20260653 - Marlings , Dean Lane, Harvel, Gravesend Kent DA13 0BS

Application for removal of condition 7, 8 and 9 attached to planning permission reference number 19990800 for Erection of a detached three bedroom replacement bungalow with detached garage at the side and the laying out of associated driveway and manoeuvring area; to allow reinstatement of permitted development rights

Recommend refusal of this planning application on the grounds that insufficient information has been provided to enable the full implications of the proposal to be properly assessed. All in Favour.

20260741 - Land Rear Of Walnut Hill Lodge, Foxbury Springs, Walnut Hill Road, Gravesend Kent DA13 9HL

Siting of a 3 bed mobile home for use for temporary rural workers.

Recommend refusal of this planning application on the grounds that insufficient information has been provided in respect of the proposed access arrangements and the temporary conditions of the development. All in Favour.

20260716 - Stable Cottage , Steeles Lane, Meopham, Gravesend Kent DA13 0QD

Replacement of outbuilding to form residential annex

Recommend no Objection on the condition that the additional dwelling can not be sold as a separate hereditament and that all materials are approved to ensure that the annex is in keeping with the original stable block. 4 in Favour, 1 Against, 2 Abstain

The meeting concluded 20:18