

**The Minutes of the meeting of the Planning Committee of
Upchurch Parish Council held at Upchurch Village Hall
on 19th January 2022**

Present: Cllr Gary Rosewell (Chairman), Cllr Helen Boakes, Cllr John Bodycomb, Cllr Pam Denny, Cllr Gerry Lewin and Cllr Tyrone Ripley: and Mrs Wendy Licence (Clerk).

Also present were two members of the public.

Cllr Rosewell welcomed everyone to the meeting.

69. Apologies for absence

Apologies had been received from Cllr Ernie Berntsen (unwell); apologies accepted.

70. Declarations of Interests

Cllr Rosewell declared a pecuniary interest in item 71.i

Public Time

The meeting was adjourned for the public time

A representative of the Village Hall Management Committee said the Committee does not object to the application at Burntwick as such and the building of two houses but it did have concerns. The Committee believes that there is a mains sewerage and water pipe running through the land and if the drain is damaged and needed repair there would be loss of revenue to the hall which is in daily use. There is concern about traffic to the site and the possibility that lorries and vans would have to use the car park to turn or to park; this would impact on hall users and could be a health and safety issue; this would also impact on hall users. The lorries might cause damage to the services under the access road. The road from The Crown car park to the Village Hall is a private road and any damage would have to be paid for by the developer. The Village Hall is responsible for 50% of cost of maintenance to the access road from The Crown car park to The Street. The Committee is concerned about the loss of revenue, loss of access to the Village Hall and damage to the access road and utilities.

The applicant said when the trees were dug out, it was not sure where the waste pipe goes; the sewerage from Burntwick enters into the hall waste pipe, it comes from The Crown into Burntwick and then into the hall's pipe. The fence will be opened up and hard standing be put in the garden so lorries will not go into the hall car park. There will be an undertaking to repair any damage to services and also to recompense loss of revenue. The objections lodged on the planning portal are from neighbours; the development does not overlook houses in The Poles or The Street and there will be no loss of light or view.

The meeting was reconvened.

71. Planning Applications

i. Ref: 21/506474/FULL

Address: Burntwick The Street Upchurch Sittingbourne Kent ME9 7EU

Proposal: Erection of 2no. four bedroom detached dwellings and 2no. detached garages, with associated front canopy, fencing, gates, access and parking.

Cllr Rosewell did not take part in the discuss or vote on this item

Cllr Ripley took the Chair for this item

Councillors considered the application and the comments lodged on the portal. The plot is elevated so the buildings would be higher; within the layout of the land there is sufficient room for the properties and it would be of a similar density to the neighbouring properties; Suffield House would be impacted the most; the planners will consider issues with overlooking; the impact of construction traffic on a tightly constrained area will be a concern to everyone; Kent Fire & Rescue Service have raised a technical concern regarding fire point access and this will be confirmed by Building Control and needs to be resolved; the design of the properties is subject of considerable comments but there is no set pattern or street scene; it would be difficult to evidence demonstrable harm from the proposal; there is an issue of maintenance of vehicular from The Crown to the Village Hall; it is not within the built-up environment of the village; infill sites should be considered; there is limited off street parking for the properties and limited parking on the adjacent roads.

It was **AGREED UNANIMOUSLY** to respond: Upchurch Parish Council has considered the application and can find no significant objection to the proposal but note the level of local objections which means many items of detail in that but there are themes which Councillors hope Planning will take note of. Neighbours' concerns must be taken into consideration.

ii. Ref: 22/500011/FULL

Address: 34 Crosier Court Upchurch Sittingbourne Kent ME9 7AR

Proposal: Erection of a single storey side extension and a part single storey, part two storey rear extension

Councillors considered the application and had no objection to the proposal and request the views of neighbours be given due weight.

72. Any other matter arising

No other matter was raised.

Date of next meeting: Wednesday 16th February 2022 at 7.30pm

There being no further business, the meeting closed at 8.02pm

Signed as a true record of the meeting:

Chairman

Date: 3 February 2022