

The **Minutes** of the **Meeting of the Planning Committee** of Upchurch Parish Council held in the Committee Room, Upchurch Village Hall on **Wednesday 20th November 2019**

Present: Present: Cllr Tyrone Ripley (Chairman), Cllr Pam Denny, Cllr Gerry Lewin, Cllr Janet Marshall and Cllr Gary Rosewell, and visiting member Cllr John Arnold; and Mrs Wendy Licence (Clerk)

Also present were two members of the public.

44. Apologies for absence

Apologies had been received from Cllr Peter Masson (holiday); apologies accepted.

45. Declarations of Interests

Cllr Ripley declared an interest in item 46. vi. Ref: 19/505389/PNQCLA as this was his planning application.

Public Time

The meeting was adjourned for the Public Time

The members of the public said that they were concerned about the planning application for Kaynes Farm and that they were also there on behalf of elderly neighbours who are afraid and feel intimidated to speak out. They questioned whether anything had changed since the previous application. They raised concern about the trial bikes and the excessive bonfires which had blighted their summer. There is also rubbish and debris on the site. Residents are concerned that the problems will escalate.

The meeting was reconvened.

46. Planning Applications

This item was brought forward.

v. Ref: 19/505263/FULL

Address: Kaynes Farm Breach Lane Lower Halstow Kent ME9 7PA

Proposal: Retrospective application for siting of a portacabin for residential use in association with existing smallholding and equine facilities.

Councillors considered the application and were concerned about the lack of justification concerning the position of the portacabin in relation to an equine business. The proposal is sporadic development and seems to have no purpose. The portacabin is an eyesore in beautiful countryside looking towards fruit fields. There was not sufficient evidence that the portacabin needed to be there. The site is unsightly. If an equine facility is being set up this would need a separate planning application.

Cllr Ripley arrived late to the meeting

Councillors were concerned that there was no business plan for the farm and the piggery is not large enough to keep the number of pigs suggested. There is no need to live on the site. Councillors **AGREED UNANIMOUSLY** to object to the proposal.

i. Ref: 19/505173/SUB

Address: New Kaine Farm, Solar Panel Installation Holywell Lane Upchurch ME9 7HP
Proposal: Submission of details pursuant to Condition 4 (Landscaping) of application 19/502827/FULL.

Councillors considered the application and **AGREED UNANIMOUSLY** to fully support the application.

ii. Ref: 19/505106/FULL

Address: 13 Wilks Close Upchurch ME8 8EY
Proposal: Conversion of existing garage (Retrospective)

Councillors considered the application and **AGREED UNANIMOUSLY** that they had no objections to the proposal

iii. Ref: 19/505211/FULL

Address: 6 Horsham Lane Upchurch Sittingbourne Kent ME9 7AL
Proposal: Conversion of garage into habitable space with external alterations and creation of first floor side extension.

Councillors considered the application and **AGREED UNANIMOUSLY** that they had no objections to the proposal

iv. Ref: 19/505177/FULL

Address: 101 Wallbridge Lane Upchurch Kent ME8 7XD
Proposal: Erection of a garden room.

Councillors considered the application and **AGREED UNANIMOUSLY** that they had no objections to the proposal

vi. Ref: 19/505389/PNQCLA

Address: Building E1 Adjacent To Kaine Farm House Breach Lane Upchurch ME9 7PH
Proposal: Prior Notification for change of use of agricultural building to 1no. dwelling and for associated operational development. For it's prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed - Design and external appearance impacts on the building.

Cllr Ripley left the room

Councillors considered the application and **AGREED UNANIMOUSLY** that they had no objections to the proposal

Cllr Ripley rejoined the meeting.

vii. Ref: 19/505470/ADV

Address: 3 The Street Upchurch Sittingbourne Kent ME9 7AJ
Proposed: Advertisement Consent for 1no. externally illuminated aluminium fascia with logo (only Logo illuminates), 1no. externally illuminated projector, and 1no. non illuminated aluminium panel.

Councillors considered the application and **AGREED UNANIMOUSLY** that they had no objections to the illuminated sign and requested that there be a condition that it is only lit when the shop is open and if possible, the level of light be conducive to the village environment. It will also be requested that the number of physical signs on the outside the building be limited if possible.

47. Any other matter arising

Cllr Marshall said that she was concerned about the increasing number of retrospective planning applications and that some may think they can complete a project and then apply for planning permission.

Date of next meeting: Wednesday 18th December 2019 at 7.30pm

There being no further business, the meeting closed at 8.36pm