

**The Minutes of the meeting of the Planning Committee of Upchurch
Parish Council held at Upchurch Village Hall
on 18th May 2022**

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

Cllr Rosewell welcomed everyone to the meeting.

1. Apologies for absence

Apologies have been received from Cllr Ernie Berntsen, Cllr Helen Boakes and Cllr Pam Denny; apologies accepted.

2. Declarations of Interests

Cllr Rosewell declared an interest in item 3.iii (neighbouring property) and item 4 (friend).

Public Time

No members of the public were present.

3. Planning Applications

i. Ref: 22/501429/FULL

Address: Land Rear To Ebenezer Chapel Halstow Lane Upchurch Sittingbourne ME9 7AA

Proposal: Use of land for open storage/builder's yard including the re-siting of a lawful storage container, siting of a storage cabin and the erection of palisade fencing.

Councillors considered the application and it was **AGREED UNANIMOUSLY** that there were no objections to the proposal.

ii. Ref: 22/502132/ADV

Address: Christine House London Road Upchurch Kent ME8 8PT

Proposal: Advertisement Consent for internally illuminated fascia signage, internally illuminated totem signage and 3no. flags.

Councillors considered the application and agreed that it would be disappointing if there is harmful illumination in this countryside gap; harmful illumination should be avoided at all costs and there should be no illumination outside trading hours.

iii. Ref: 22/502203/PNQCLA

Address: Pear Tree House Otterham Quay Lane Upchurch Gillingham Kent ME8 8QW

Proposal: Prior notification for the change of use of 2 no. agricultural buildings to 2 no. dwellinghouses and associated operation development. For its prior approval to: Transport and Highways impacts of the development; Noise impacts of the development; Contamination risks on the site; Flooding risks on the site; Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses); Design and external appearance impacts on the building; Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Cllr Ripley took the Chair for this item; Cllr Rosewell did not take part in the discussion or decision of this matter.

Councillors considered the application and noted that there is presumption in favour of such applications; it was noted that The Three Sisters has said that it would not object if the road were made up; it was noted that residents do not want the road made up; there is a perceived

harm regarding the development; it is a private road so KCC Highways will not comment; it is an existing agricultural building; in the design statement the applicant has stated they will keep to the building design.

It was **AGREED UNANIMOUSLY** that there were no objections to the proposal.

iv. Ref: MC/21/2225

Proposal: Outline Application with all matters reserved (except access) for a residential development of up to 48 dwellings, including associated access, parking, landscaping and open space.

Location: Land To East Of Seymour Road And North Of London Road, Rainham, ME8 6YX

Amended parameter plans

Councillors considered the amended parameter plans and were mindful that the Council had objected on the grounds of the extra impact this development would have on the village.

It was **AGREED UNANIMOUSLY** to repeat the previous objections.

4. Appeal

PINS Ref: APP/V2255/D/22/3296407

Ref: 21/505502/FULL

Address: 15 Horsham Lane Upchurch Sittingbourne

Proposal: Demolition of rear conservatory. Erection of part single, part two storey side and rear extension. Creation of first floor including alterations to roof, insertion of front and rear dormers and front rooflights. Alteration to front garden, boundary wall and access.

The Planning Inspectorate/Secretary of State has decided that this does not offer an opportunity for interested parties to comment further at the appeal stage.

Cllr Ripley took the Chair for this item; Cllr Rosewell did not take part in the discussion or decision of this matter.

Councillors noted the Appeal does not permit further comment.

5. Any other matter arising

No other matters were raised.

Date of next meeting: Wednesday 15th June 2022 at 7.30pm

There being no further business, the meeting closed at 7.55pm

Signed as a true record of the meeting:

Chairman

Dated this 9th day of June 2022