

# The Minutes of the Meeting of the Planning Committee of Upchurch Parish Council held virtually on Wednesday 22<sup>nd</sup> April 2020

Present: Present: Cllr Gary Rosewell, (Chairman), Cllr Pam Denny and Cllr Tyrone Ripley.

## 65. Apologies for absence

Apologies had been received from Cllr Gerry Lewin, Cllr Janet Marshall and Cllr Peter Masson; apologies accepted.

## 66. Declarations of Interests

None were declared.

## 67. Planning Applications

i. Ref: 20/501448/OUT

Address: Land At Oak Lane Upchurch Kent ME9 7AY

Proposal: Outline application for the erection of 7no. residential dwellings (all matters reserved except for access).

Councillors considered the application and acknowledged the changes made against the previous application.

Concern was expressed that planning notices had not been displayed and that some residents were unaware of the application; Swale Borough Council is not fulfilling its statutory duty.

*ACTION: Clerk to write to the case officer and Rob Bailey regarding the lack of consultation.*

Councillors did not object to the new proposal in principle but had great concerns over the possibility of future potential applications on the land at the back of this plot and wanted to see some method of ensuring the development does not spread on to surrounding plots. Any S106 to remain in the village.

ii. Ref: 20/501475/FULL

Address: Land Rear of Eden Meadow, High Street Newington ME9 7JH

Proposal: Erection of 40 No. residential dwellings including affordable housing and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street

Councillors considered the application and agreed to object to the proposal. Concern was raised about the impact of this development on Upchurch as it will generate additional traffic on an already overburdened road system through the country lanes and the A2. This will further add to the pollution and poor air quality especially given the recent changes in road improvement schemes along the A249 where Swale Borough Council is withdrawing support for highway junction improvements on the A249 and M2J5/A249.

iii. Ref:20/501340/FULL

Address: 8 Chaffes Terrace Chaffes Lane Upchurch Kent ME9 7BQ

Proposal: Erection of part two, part single storey side extension.

Councillors considered the application and had no objections to the proposal and requested that neighbours' comments be taken into consideration.

iv. Ref: 20/500657/FULL

Address: 90 Chaffes Lane Upchurch Kent ME9 7BH

Proposal: Erection of a single storey front/side and rear extension.

Councillors considered the application and had no objections to the proposal and requested that neighbours' comments be taken into consideration.

v. Ref: 20/501183/FULL

Address: Caravan Storage Area Otterham Quay Industrial Estate Otterham Quay Lane Upchurch Kent ME8 7UX

Proposal: Change of use of land for the siting of up to 36no. specialist residential mobile homes with associated services, access, parking and turning area.

Councillors were concerned at the lack of detail in the proposal. There needs to be more detail as to the makeup of residents for these homes given its close proximity to Beckenham Park which is for people over the age of forty and there are restrictions on pets permitted.

*ACTION: Clerk to request further details and an extension of time to comment. Also, confirmation would be sought from the Planning Officer as to whether residents have been properly consulted.*

vi. Ref: 20/501645/FULL

Address: Gore Farm Chaffes Lane Upchurch Kent ME9 7BE

Proposal: Erection of an agricultural building for secure storage, including provision of an area of hardstanding and concrete for access and bin storage.

Councillors considered the application and supported the proposal subject to local comments.

There being no further business, the meeting closed at 8.30pm

Signed as a true record of the meeting:

Chairman

Date: