

The **Minutes** of the meeting of the **Planning Committee** of **Upchurch Parish Council** held remotely on **17th February 2021**

Present: Cllr Pam Denny, Cllr Gerry Lewin, Cllr Janet Marshall, Peter Masson and Cllr Tyrone Ripley; and Mrs Wendy Licence (Clerk).

In the absence of the Chairman, Cllr Ripley took the Chair.

36. Apologies for absence

Apologies had been received from Cllr Gary Rosewell (unwell); apologies accepted.

37. Declarations of Interests

None were declared.

Public Time

No members of the public were present.

38. Planning Applications

Cllr Ripley said the Committee needs to discuss how planning applications will be dealt with and this will be deferred to the March meeting.

i. Ref: 21/500004/FULL

Address: 15 Horsham Lane Upchurch Sittingbourne Kent ME9 7AN

Proposal: Demolition of existing conservatory. Erection of a front, side and rear extension together with a new first floor and roof. Alterations to the existing front boundary wall and driveway and the erection of a detached double garage.

Cllr Ripley reported that the application had been withdrawn by the applicant.

ii. PINS reference: APP/V2255/W/20/3261730

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).

Cllr Lewin said the Committee needs to be informed of appeals, this is important because there was a measure of support for this application. The Planning Inspector needs to have a copy of the Parish Council's comments and the Council needs to continue to support the application.

Cllr Denny said that although the Council did not object, Councillors had great concerns regarding the potential for future development. One of the reasons Swale Borough Council refused the application was that it is adjacent to the open field and the open countryside gap needs to be protected. This is important to the village.

Cllr Lewin said the site is outside the built-up environment. If the Council supports this, we would have housing in better places rather than having it thrust upon us. Comments regarding access to adjacent land are not a planning consideration.

Cllr Denny said the Council did not support it.

Cllr Marshall said there was also concern regarding access onto Oak Lane as well as the access behind it with the potential for further houses to be built. Although the concern regarding further development is not a material planning consideration, the Council needs to be looking to the future and consider if a proposal is wrong because of the future of the Cllr

Lewin said he recommended the Planning Inspector has a copy of the Council's comments and to state the Council is still of that view.

Cllr Denny said that if the Council has changed its view, it can amend that.

Cllr Lewin said that it would send a confusing message to the Planning Inspector.

Cllr Denny said it does not have to be confusing, the Council could reiterate its concerns. We did not object to the proposal of the development in principle but our concern is where it is. Also, we are aware of the appeal regarding the development off Jubilee Fields which backs on to the site. This is an ongoing matter and the village could end up with a further 140 houses being built there which would be totally wrong for the village.

Cllr Lewin said the Council can only consider the application tabled.

Cllr Marshall said the Council only partially supported the application, if further comments are made they need to be very clear.

Cllr Masson said the comments should still stand. The Council had real concerns about the access at the back.

Cllr Denny said that she had read the papers again, the Council did not comment decisively. It needs to be emphasized that although the Council had not objection to the proposal in principal, we do have great concerns about the possibility of future development. The seven houses are extending beyond the built-up boundary.

Cllr Ripley **PROPOSED** to submit previous comments to the Planning Inspector: **SECONDED** by Cllr Lewin; **3 – FOR; 2 – ABSTENTION: MOTION CARRIED.**

iii. Ref: 21/500582/PNQCLA

Address: Rickham Fields Farm Boxted Lane Newington Sittingbourne Kent ME9 7BY

Proposal: Prior notification for the change of use of agricultural buildings to create 2no. dwellings and associated operation development. For it's 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 (dwelling houses) - Design and external appearance impacts on the building, and - Provision of adequate natural light in all habitable rooms of the dwelling houses.

Cllr Lewin said Planning legislation introduced in 2017 regarding the development of farm building deems the proposal to be approved. There are no material objections to be made and the Council should respond in that light.

Cllr Marshall said the application shows sensitivity and is creative, the finished product will be an improvement.

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

39. Swale Local Plan Review (Reg 19)

Cllr Marshall thanked Cllr Lewin for the briefing notes on the Local Plan Review.

Cllr Lewin said he focused on matters dealing with the rural area and also regarding Upchurch.

Settlement Strategy

Upchurch is in a rural area.

Transport Strategy

The parish lies between Key Street and Rainham and there is nothing which addresses highway issues on the A2 west of the A249. While it refers to consultation with KCC Highways there is no mention of a need to work with Medway Council concerning the impact of their developments on the A2 west of the A249. There is a new school in Otterham Quay Lane and over three hundred new houses and yet Medway Council objected to a small development at Beckenham Park. This needs to be brought to the attention of SBCllr Horton and SBCllr Palmer.

Development Management- Neighbourhood Plans

The Parish Council could consider its own Neighbourhood Plan, this might help development to be where it is wanted and how the Council wants to achieve it.

Development Management- The Rural Economy

This is relevant to Upchurch.

Development Management- Rural exception housing

This is relevant to Upchurch.

Development Management- Gypsy, Traveller and Travelling Show people accommodation

This is relevant to Upchurch. Swale Borough Council recognises that it has a need for sites, site will come through by windfall.

Development Management- Conserving and enhancing valued landscapes

The Plan states "*The value, character, amenity and tranquillity of the Borough's landscapes will be protected, enhanced and managed.*" The word tranquillity is important as the refusal of the holiday caravans mentioned the effect on residents.

Development Management- The separation of settlements - Important Local Countryside Gaps

This is relevant to Upchurch.

Development Management- Local Green Spaces

This already applies to The Glebe Land, Allotments and Recreation Ground

Cllr Lewin said that affordable housing could be discussed by Planning Committee or Full Council. The Local Plan Review is a weighty document which touches little in Upchurch and proposes no houses in Upchurch. There is nothing in this consultation that recognises and then addresses the poor public transport facilities west of the A249. There is a creek also at Upchurch this is something our Ward Members need to have corrected.

All Councillors appreciated Cllr Lewin's report on the Local Plan Review.

Cllr Ripley said that this will go to Full Council.

40. Any other matter arising

No other matters were raised.

Date of next meeting: Wednesday 17th March 2021 at 7.30pm

There being no further business, the meeting closed at 8.35pm