



**MINUTES OF UPCHURCH FULL PARISH COUNCIL HELD ON  
THURSDAY 7 SEPTEMBER 2023 AT 19:30PM IN UPCHURCH  
VILLAGE HALL**

Present: Cllr P Denny, Cllr N Sheppard, Cllr G Rosewell, Cllr Lewin  
Officer: Clerk, Nina Henley  
External Attendees: Cllr C Palmer Cllr M Baldock  
Apologies: Cllr T Ripley, Cllr E Berntsen, Cllr A Horton, Cllr H Boakes  
External Apologies: Cllr C Palmer

- 70-FCM/09/23 To receive apologies for absence**  
Cllr Ripley (unavailable) Cllr Berntsen (holiday) Cllr Horton (unavailable) Cllr Boakes (family)
- 71-FCM/09/23 To receive declarations of interests and lobbying**  
None.
- 72-FCM/09/23 Minutes**  
To receive as correct and approve for signature the minutes of the Full Council Meeting held on 6 July 2023.  
Proposed by Cllr Rosewell, seconded by Cllr Lewin.  
Unanimous.
- 73-FCM/09/23 Public Participation**  
There were 2 members of the public present.  
Resident from Plymouth Brethren Christian Church offered help and support to the community.  
Resident reported that he had emailed clerk with details of rubbish not removed from property.
- 74-FCM/09/23 External Reports and Updates**  
Cllr M Baldock gave verbal report. Cllr Baldock reported that KCC had proposed a motion to write to the Secretary of State about banning disposable vapes, the motion was carried with all party support. Cllr Baldock reported that a motion had been raised to write to Government asking them not to allow ULEZ signs on Kent land, which has cross party support. Cllr Baldock reported that grant funding was down but UPC could apply for a members grant of up to £350.00. Cllr Baldock reported that one of the main KCC issues was flooding on the A2.  
Cllr C Palmer gave verbal report. Cllr Palmer reported the increase in walking and cycle routes in the Upchurch, Hartlip, Newington area with leaflets due out to advertise this. Cllr palmer reported that money had been allocated for youth provisions and are looking for the parishes to club together to provide these services in rural areas.  
PC Chittam gave written report. There is nothing of real note for Upchurch this month from a policing perspective. However, it was raised with me at the meeting in July about the issues with drug taking and dealing behind the bungalows and in front of the garages in Bishops Lane. Following tis I have attended at various times to catch anyone doing this however I have been unsuccessful. I have spoken to a few local residents who state it doesn't seem to be happening anymore. I have been considering applying to Swale CCTV to place a temporary camera at that location, however I unless anyone can provide me differing information to what I have been given, I don't think it will be best placed there. On that note, if I can justify the requirement, I am able to apply for temporary CCTV to be placed in locations that might be experiencing persistent ASB or crime et. If my application is approved, all Swale CCTV need to be able to place a camera up is an electrical supply; they can use the supply from a lamppost. Moving

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forward if you ever feel there is a need for this, please raise this with me and I'll see what I can do.

#### **75-FCM/09/23 Correspondence**

- I. Email correspondence from UVH Santa booked for 9<sup>th</sup> December 2023. Noted
- II. Email correspondence from KCC Highways re Information Pack circulated. Noted.
- III. Email correspondence from KCC Local Transport Plan. Noted.
- IV. Email correspondence from SBC Prosperity Fund. Noted.
- V. Email correspondence from resident regarding traffic on Windmill Hill. It has been reported a warning sign is now in place. Noted.
- VI. Email correspondence from UPC website hosts Hugo Fox. The provision is changing with 3 options for hosting. Cllr Lewin proposed UPC accept the Bronze Option as the cheapest alternative. Seconded by Cllr Denny. Unanimous.

#### **76-FCM/09/23 Planning**

Cllr Baldock left the meeting

- I. 23/503389/FULL Land North of 4 Oast Cottages Breach Lane.  
UPC objects to this application due to sporadic development in the countryside. Propose by Cllr Lewin Seconded by Cllr Sheppard. Unanimous.
- II. 23/503028/OUT Land Northern side of Canterbury Lane. Outline application for erection of 48no dwellings including access to Canterbury Lane.  
UPC objects to this application report to be written by Cllrs Rosewell and Lewin. Proposed by Cllr Rosewell, seconded by Cllr Lewin. Unanimous.
- III. 23/503674/FULL 4 Oast Cottages Breach Lane. Single storey side and rear extension.  
UPC has no objections but asks for neighbour's views to be taken into consideration.
- IV. 23/503692/FULL Pear Tree House Otterham Quay Lane demolition of existing rear extension, conversion of garage, first floor side extension, single storey rear extension.  
UPC has no objections but asks for neighbour's comments to be taken into consideration.

Cllr Baldock re-entered the meeting

#### **77-FCM/09/23 Upchurch Parish Council Reporting**

- I. General Purpose & Planning Committee  
Next meeting Wednesday 20 September 2023. Noted.
- II. Paddock and recreation ground
  - (a) Update to repairs on car park access road – quotes received deferred to GPC. Noted.
  - (b) Update on Oak Tree. Cllr Denny reported that the Oak tree is unwell and UPC has written to the supplier to consider claiming for a new tree on warranty. Noted.
- III. Burial Ground & Churchyard
  - (a) Email received from resident regarding acceptance of terms. Noted.
  - (b) Bank works. Options for ground works and wild flowers to be considered. Deferred to GPC. Noted.
- IV. Highways and street lighting
  - (a) Update on HIP. No update.
  - (b) Update from Cllr Horton on options for KCC including public consultation – deferred to next meeting. Noted.
  - (c) Update on road markings. It was reported that all proposed new road markings has been successfully completed.
- V. Footpaths
  - (a) Cllr Sheppard reported the bus stop at Wallbridge Lane is still overgrown. Clerk to escalate to KCC.
- VI. Environment
  - (a) Village Clock. It was reported the clock is not working. This has been reported to the engineer awaiting repair. Noted.
- VII. KALC
  - (a) AGM 18 November. Noted.
- VIII. Allotments
  - (a) Repairs to fence – Update on work. Clerk reported that work is due to start in September. Noted.
- IX. Village Defibrillators



Cllr Sheppard gave report on new defib project. Cllr Sheppard proposed UPC install the new heart shaped boxes, seconded by Cllr Rosewell. Unanimous. Grant funding from KCC Ward Cllr Baldock for £350.00 to be applied for. Assistance in grant funding to be obtained from Plymouth Brethren Christian Church. Noted.

**78-FCM/09/23 Finance Reporting**

- I. Financial review – bank statement and reconciliation were received signed by Cllr Denny. Noted.
- II. Payments received – £650.00 John Weir
- III. Cheques for approval litter picker: £24.53 aug £59.95 sept  
Noted.
- IV. Schedule of payments for approval:

Payee	Date	Method	Reference	Reason	Amount
BTF	07/09/23	BACS	SI7176	Rent Rec Ground	£ 880.04
UVH	07/09/23	BACS	6712	Hall Hire	£ 60.00
Excel	07/09/23	BACS	0550	Road Marking	£ 2217.60
Landscape Services	07/09/23	BACS	207393	Land Maintenance	£ 3937.39
Keith Budden	07/09/23	BACS		Padlock replacement	£ 25.00
RBL / NH	07/09/23	BACS	577787	Poppy Wreath	£ 50.00
UVH	07/09/23	BACS	6638	Hall Hire	£ 60.00
Cllr Lewin	07/09/23	BACS		Postage	£ 14.85
Staff costs					

All Payments agreed proposed by Cllr Sheppard seconded by Cllr Lewin  
Members resolved to approve the schedule of payments.

**79-FCM/09/23 D-Day Anniversary**

It was reported that the Scout Hut has been booked for the celebrations. Clerk to arrange details with scouts. It was reported that a Fish and Chip van has been booked. Clerk to arrange all details including road closures, PA system. Deferred to GPC for final arrangements including timings. Noted.

**80-FCM/09/23 Clerk Updates**

Acknowledgment from Mazars external auditor waiting for Conclusion to Audit. Noted.

**81-FCM/09/23 Items to be considered for inclusion on the next Full Council agenda**

Poppy Appeal updates including Cllr Lewin to arrange representation from UPC. Wreath purchase and donations to approve.  
6 month budget report.

**82-FCM/09/23 Date of next meeting**

Full Council Thursday 5 October 2023  
GPC & Planning Wednesday 20 September 2023

**83-FCM/09/23 Meeting closed 8.35pm**



## APPENDIX 1

Comments for Planning Application 23/503028/OUT Application Summary Application Number:  
23/503028/OUT Address: Land On Northern Side Of Canterbury Lane Upchurch Kent ME8 8QW

Proposal: Outline application with some matters reserved (access, layout and scale sought) for the erection of up to 48no. new dwellings, including new access onto Canterbury Lane and associated road widening, provision of open space, and hard and soft landscaping.

Case Officer: Ray Deans Customer

Details Name: .

Upchurch Parish Council Address: 2 Alfriston Grove, Kings Hill, Maidstone, West Malling ME194SR

Comment Details Commenter Type: Parish Stance: Customer objects to the Planning Application Comment Reasons: Comment: Upchurch Parish Council wishes to register its OBJECTION in the strongest terms. Policy The site is not allocated in the current adopted Local Plan [LP] for Swale. The site is outside any of the built-up areas of the village. This area is regarded as countryside being outside of any built up environment of Upchurch The development pays no regards to the settlement gaps between urban and countryside The site is within an Important Local Countryside Gap, see LP Policy DM25. The LP strategy housing policy for Upchurch may be found in 4.3.21 to 23 which importantly states in 4.3.22 "Development at [this Tier 5 village] is not required to meet the LP housing target." This is a loss of habitat for protected species (lizards and Slowworms). Overdevelopment, Services and Infrastructure Otterham Quay Lane is a main highway connecting the Lower Rainham Road to the A2 with which Canterbury Lane has a junction. Currently significant levels of [Medway] development is taking place along the Lower Rainham Road. Otterham Quay lane has seen a recent large amount of [Medway] development, with more to come. Development in Swale [not allocated in the LP] will also be taking place on land bounded by Otterham Quay Lane and the Lower Rainham Road. In consequence Canterbury Lane, which is at best a rural lane, has become a much-used link to Oak Lane in Upchurch. The highways in this area are creaking under the strain and with further development already granted causes considerable concern as there is no way of improving infrastructure in this area such that "traffic will freely flow". This and the other developments currently either underway or due to start shortly will only add to the already overloaded and over stretched highway and infrastructure in this area and again raises concerns over air quality. Canterbury lane is not suitable for increase of traffic even with a limited widening to the west end. The development is remote from both the village of Upchurch and Rainham which will encourage use of private cars and increase pollution. Local public bus transport is basic and limited and will not support the residents. The development of this application site is remote from services, already under pressure, in Swale and Medway which will increase the need for personal transport putting pressure on an overloaded road system. There is already an overload of new development resulting in issues on local roads ,services, doctors, dentists and hospitals. Swale Borough Council has in the past refused permissions in the area Otterham Quay Lane with the exception of the reuse of "brown field sites" UPC supports the many residents who have commented in detail on these points. It is not possible for this development to mitigate the demonstrable harm it will cause through Section 106 and/or Section 278 agreements and the application must therefore be refused. A further concern UPC wishes to refer to the details of the pre-application advice received in the application form. The words are either the applicant's version of what the officer said/wrote or are the officer's version of what was said/written. It needs to be explained why this officer is creating policy by suggesting that the valid objections to this application will be ignored by Swale for the sake of granting approval. Planning Policy comes from the NPF and locally for the LP from Swale politicians. This pre-application advice is also concerning since if the application is refused [as it should be] it will be read by an Inspector at Appeal as "Swale has no objection". We would like a specific response to this concern from the Chief Executive.