

The **Minutes** of the meeting of the **Planning Committee** of **Upchurch Parish Council** held at Upchurch Village Hall on **18th August 2021**

Present: Cllr Gary Rosewell (Chairman), Cllr John Bodycomb, Cllr Pam Denny and Cllr Tyrone Ripley: and Mrs Wendy Licence (Clerk).

Cllr Rosewell welcomed everyone to the meeting.

50. Apologies for absence

Apologies had been received from Cllr Gerry Lewin (personal); apologies accepted.

51. Declarations of Interests

None were declared.

Public Time

No members of the public were present.

52. Planning Applications

i. Ref: MC/21/2225

Address: Land To The East Of Seymour Road And North Of London Road Rainham Gillingham ME8 6YX

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.

Councillors considered the application and how the development affects Upchurch. An access on the A2 built directly opposite South Bush Lane does not seem sensible especially when there is a very good junction with the A2 at Seymour Road which has excellent sight lines. The development further erodes the Important Local Countryside Gap between Medway and Swale, as does the housing and Academy in Otterham Quay Lane. The site has poor access to services requiring new residents to be dependent on private transport which will use local roads, including rural lanes which are already congested. It was noted that the layout plan contains two references to "Proposed Swale", the site is entirely within Medway and the references refer to when the word swale means "a marshy area between two ridges" designed to help with rainwater runoff/or act as a wildlife habitat.

It was **AGREED UNANIMOUSLY** to object to the proposal.

53. Any other matter arising

116 Oak Lane

It was noted that a resident had raised concern that the development being built is not what has been passed by Swale Borough Council.

ACTION: Cllr Rosewell to contact the Planning Officer.

Ref: 21/053914/EIOUT & 21/503906/EIOUT

Address: Land To The West Of Teynham London Road Teynham Kent

Proposal: Outline application with all matters reserved for the phased development of up to 95.51 hectares of land comprising: demolition and relocation of existing farmyard and workers

cottages, up to 1,250 residential dwellings including sheltered/extra care accommodation (Use Class C2 and Use Class C3) - up to 2,200 sq.m/1 hectare of commercial floorspace (Use Class E(g)) - mixed use local centre and neighbourhood facilities including commercial, business and employment floorspace (Use Class E), non-residential institutions (Use Class F1) and local community uses (Use Class F2) floorspace, and Public Houses (Sui Generis) - learning institutions including a primary school (Use Class F1(a)) - open space, green infrastructure, woodland, and community and sports provision (Use Class F2(c)) - highways and infrastructure works including the completion of a Northern Relief Road, Bapchild Section, and new vehicular access points to the existing network - associated groundworks, engineering, utilities, and demolition works

Cllr Rosewell said Gordon Henderson, MP, has written to the Secretary of State requesting he look at the plans. This is an outline application.

ITEM FOR FULL COUNCIL

Date of next meeting: Wednesday 15th September 2021 at 7.30pm

There being no further business, the meeting closed at 8.45pm

Signed as a true record of the meeting:

Chairman

Date: 2nd September 2021