

The Minutes of the meeting of the Planning Committee of Upchurch Parish Council held at Upchurch Village Hall on 16th February 2022

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

Also present were six members of the public.

Cllr Rosewell welcomed everyone to the meeting.

73. Apologies for absence

Apologies had been received from Cllr Helen Boakes (unwell) and Cllr Ernie Berntsen: apologies accepted.

74. Declarations of Interests

Cllr Rosewell declared a pecuniary interest in 75.i.

Cllr Bodycomb declared a pecuniary interest in 75.iv.

Public Time

The meeting was adjourned for the Public Time

Members of the public were in attendance concerning Ref: 21/506474/FULL Burntwick The Street Upchurch Sittingbourne Kent ME9 7EU

#1- I am concerned that the Council seemed to be sitting on the fence regarding the application and was misled by the applicant. There were lots of comments on the Planning Portal which the Council did not support. It is a hideous development and will look into neighbours' windows and back gardens. The Nursery children come down to the hall and it will be dangerous.

#2- The Council's response to the application is disappointing.

3#- I am disappointed that you sat on the fence. The proposal will have a massive impact on my life and a massive impact on my property. What about the village? There will be six months of work with soil being removed and a huge volume of materials being used. This will adversely impact on user of the Village Hall. The Parish Council should support us. Parents and carers walk down with their children three or four times a week, this will be dangerous.

Cllr Lewin said the decision is not made by the Parish Council but by Swale Borough Council. Objections on the portal carry weight and Planning Officers would have to make a site visit. It is difficult for the Parish Council to see what is affected. If residents do not come to the meeting these things can sail through.

#4- At the time of the meeting you all live in the village and you all know what the roads are like and the issues with HGVs.

#5- What is the status of the road to the Village Hall?

Cllr Lewin said it is a private road, partly the responsibility of the Village Hall and partly the responsibility of The Crown.

#6- Does Burntwick contribute to the track?

Cllr Lewin said that was between the Village Hall and the owner.

Cllr Bodycomb said that at the last Planning Committee meeting, the Chairman of the Village Hall Management Committee and the applicant attended. The applicant said fence panels would be removed to allow HGVs to turn safely without going into the Village Hall car park. The Committee was reassured that HGVs would have access to the site.

#7- What about the corner by The Crown.

Cllr Rosewell said there are town vehicles and town trailers which would fit.

#8- I am concerned about the safety of pedestrians.

#9- There was a sink hole in the front of the bungalow.

Cllr Rosewell said there would have to be a survey carried out.

Cllr Rosewell said comments can still be submitted on the portal and Officers will consider all comments. Ward Members Alan Horton and Richard Palmer are willing to give advice and help to residents if necessary.

Cllr Rosewell thanked everyone for attending the meeting.

The meeting was reconvened.

75. Planning Applications

i. Ref: 21/506474/FULL

Address: Burntwick The Street Upchurch Sittingbourne Kent ME9 7EU

Proposal: Erection of 2no. four bedroom detached dwellings and 2no. detached garages, with associated front canopy, fencing, gates, access and parking.

Cllr Rosewell did not take part in the discussion or decision of the Committee.

Councillors considered the comments raised and also those on the Planning Portal. It was noted that there were four neutral comments, one comment in support and fourteen objections to the proposal. It was agreed that the Council should bolster the elements of concern raised by residents regarding overlooking, loss of light and the ridge height. It was agreed to further respond:

Following considerable local objections, Councillors had a further meeting and would like to stress concerns regarding the ridge height; loss of light; the loss of privacy to neighbours and also concerns regarding the traffic disruption during construction.

ii. Ref: 21/506637/FULL

Address: 16 Horsham Lane Upchurch Sittingbourne Kent ME9 7AN

Proposal: Erection of a first floor extension over existing converted garage and alterations to fenestration.

Councillors noted that the application had been permitted.

iii. Ref: 22/500037/LAWPRO

Address: 8 The Poles Upchurch Sittingbourne Kent ME9 7EX

Proposal: Lawful Development Certificate for a single storey side extension for a WC and wash basin.

Councillors noted the application.

iv. Ref: 22/500648/SUB

Address: Starborne Oak Lane Upchurch Sittingbourne Kent ME9 7BB

Proposal: Submission of Details to Discharge Condition 12 (External Lighting) of planning permission 20/503568/FULL

Cllr Bodycomb did not take part in this item.

Councillors noted the application.

v. Ref: 22/500658/TPOA

Address: 18 Bradshaw Close Upchurch Sittingbourne Kent ME9 7BW

Proposal: Works to Trees covered by a TPO T1 Oak - Reduce height to 12m -15m and reduce canopy to 6m-8m spread.

Councillors fully supported this application.

76. Planning Appeal

Appeal Ref: APP/V2255/Z/21/3282811

Ref: 21/503136/ADV

Address: Suzuki (Medway) Rainham, London Road, Rainham ME8 8PT

Proposal: Advertisement consent for 1no. internally illuminated folded aluminium freestanding double sided 'Suzuki' totem sign, 2no. internally illuminated folded aluminium 'Suzuki Medway' fascia signs, 1no. non illuminated folded aluminium freestanding single sided 'Welcome' totem sign, and 2no. non illuminated free standing directional signs.

Cllr Rosewell said the Parish Council objected to the application because it was not in the built up area and Hartlip Parish Council objected on the grounds of light pollution in a rural area.

Councillors agreed to inform the Planning Inspector that they are fully supportive of the views of Hartlip Parish Council.

77. Any other matter arising

Ref: 21/503638/FULL

Address: Ridgedale Riding School Halstow Lane Upchurch Sittingbourne Kent ME9 7AB

Proposal: Erection of a detached day room for associated ancillary use to previously approved mobile homes

Councillors considered the revised details which had been lodged. Councillors noted the amendments and had no objection.

Cllr Lewin thanked Cllr Rosewell for providing copies of planning documents to the Committee.

Date of next meeting: Wednesday 16th March 2022 at 7.30pm

There being no further business, the meeting closed at 8.34pm

Signed as a true record of the meeting:

Chairman

Date: 3 March 2022