



**MINUTES OF UPCHURCH FULL PARISH COUNCIL HELD ON
THURSDAY 1 JUNE 2023 AT 19:30PM IN UPCHURCH VILLAGE
HALL**

Present: Cllr T Ripley, Cllr J Bodycomb, Cllr N Sheppard, Cllr G Rosewell, Cllr A Horton,
Cllr Lewin

Officer: Clerk, Nina Henley

External Attendees: Cllr R Palmer, Cllr C Palmer, Cllr M Baldock

Apologies: Cllr E Bernstein, Cllr P Denny, Cllr H Boakes

External Apologies: None

- 41-FCM/06/23 To receive apologies for absence**
Cllr Boakes (Unavailable) Cllr Bernstein (unavailable) Cllr Denny (unavailable)
- 42-FCM/06/23 To receive declarations of interests and lobbying**
Cllr Bodycomb reported planning application 23/502056/OUT was family member
Cllr Horton reported that planning application 23/502056/OUT was a friend
Cllr Sheppard reported he had commented on planning application 23/502056/OUT on the planning portal.
- 43-FCM/06/23 Minutes**
To receive as correct and approve for signature the minutes of the General Purpose & Planning Committee held on 19 April 2023.
Proposed Cllr Ripley Seconded Cllr Rosewell
Unanimous
To receive as correct and approve for signature the minutes of the Annual Meeting of the Council held on 11 May 2023.
Proposed by Cllr Ripley seconded by Cllr Rosewell.
Unanimous.
- 44-FCM/06/23 Public Participation**
There were 7 members of the public present.
Resident stated that planning application 23/502056 had issues with parking at the back, road layout and could lead to traffic problems.
Cllr C Palmer reported resident had contacted her regarding over grown vegetation Oak Lane to Newington – this has been reported to KCC and is due to be cut back next week. Cllr Palmer reported that the road sign at Canterbury Lane had been knocked down and that it was on the waiting list to be replaced. Cllr Palmer to give clerk reference numbers to follow up.
Cllr R Palmer reported that a number of residents had contacted him regarding planning application 23/502056. He reported residents not opposed to development but that better parking should be considered.
Resident reported that planning 23/502056 does not fulfil KCC road requirements.
Resident reported they were concerned with extra cars being able to park in the development.
Cllr Baldock congratulated UPC on having full 9 members on the council. Cllr Baldock reported concerns that KCC are not expecting developers to make highways improvements.
Cllr Baldock reported he was now on KCC Growth and Development Committee as well as Environment and Transport Committee and reported confirmation of grants would be in the next few weeks. Cllr Baldock reported that for Swale he is now Deputy Leader and Chair of Planning Committee. Cllr Baldock reported that SBC were on the verge of having a 5 year housing supply by October and this will help when determining appeals.

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45-FCM/06/23 External Reports and Updates

Cllr C Palmer gave verbal report 44-FCM/06/23.
Cllr R Palmer gave verbal report 44-FCM/06/23.
Cllr M Baldock gave verbal report 44-FCM/06/23

46-FCM/06/23 Correspondence

- I. Email from Safepay confirming playground inspections – Clerk reported inspection report had just come in and would circulate to councillors. Noted.
- II. Email correspondence from resident regarding updating of councillor register of interests. Clerk reported these had all been sent to SBC and should be updated on website shortly. Noted
- III. Email correspondence from NALC regarding help with planning case studies. Noted.
- IV. Email correspondence from KCC regarding the UPC Highways plan. Clerk reported a meeting has been suggested for 5 June with KCC, Clerk and Cllr Horton.
- V. Email correspondence from resident regarding the junction of Holywell Lane and Forge Lane due to safety issues with visibility. Clerk reported this had been reported to KCC. Noted this had been completed.
- VI. Email from KALC regarding Kent Police wanting contact details for UPC – Clerk reported this had been actioned. Noted.
- VII. Email from Zurich confirming receipt of payment. Noted.

47-FCM/06/23 Planning

It was agreed to consider planning applications in reverse order to agenda.
Cllr Baldock and Cllr Bodycomb left the meeting.

- I. 23/502292/FULL Yentik Poot Lane. Demolition of existing garage and erection of annexe. UPC has no objections but ask for neighbour's comments to be taken into consideration.
- II. 23/502249/FULL 1 Webb Cottages, Poot Lane Garage conversion to habitable room. UPC has no objections but ask for neighbour's comments to be taken into consideration.
- III. 23/501613/FULL Land to east of Orchard House London Road Erection of 1 3 bed dwelling. UPC has no objections but ask for neighbour's comments to be taken into consideration
- IV. 23/502056/OUT land next to 113 Chaffes Lane outline application for 4 detached and 4 semi-detached dwellings.

It was noted that on the planning portal there were 11 resident's comments 4 in support and 7 against. Following comments on social media Cllr Rosewell urged residents to put their comments on the SBC planning portal <https://swale.gov.uk/planning-and-regeneration/find-a-planning-application>

Cllr Lewin prepared a proposed response to the application. Appendix 1

Cllr Baldock and Cllr Bodycomb re-joined the meeting.

48-FCM/06/23 Upchurch Parish Council Reporting

- I. General Purpose & Planning Committee
Next meeting 14 June 2023 will be cancelled due to the Chair and Clerk unavailable.
- II. Paddock and recreation ground
 - (a) Email from Park Regis FC requesting use of the Recreation Ground. Concerns regarding the timetable as UPC has agreed to Upchurch Colts use of the ground. It was proposed by Cllr Horton and seconded by Cllr Ripley to refuse this application. Unanimous.
 - (b) Woodland Trail – Bat Boxes it was reported approved contractor for fitting Bat Boxes was on holiday date for fitting to be confirmed.
 - (c) Repairs to the carpark / scout hut access road. Clerk reported that she contacted Landowner and UPC can go ahead with repairs. One quote has been received Clerk to obtain 2 more.
- III. Burial Ground & Churchyard
 - (a) Cllr Denny reported the Burial Ground not been cut and looked untidy. Clerk has reported this to contractor has confirmed this is due to be actioned next week. Clerk reported a timetable of works had been requested so residents are aware of when work will be completed.
Noted.
- IV. Highways and street lighting
 - (a) Cllr Horton reported meeting with KCC 5 June 2023 to discuss Highways Plan.
 - (b) EDF it was reported that the situation regarding the billing had been resolved and that now the electricity usage had been rebilled. UPC has a large credit on the account. The project is now completed for the residents.
Noted.

- V. Footpaths
 - (a) Cllr Denny reported path ZR12 over grown – clerk reported to PRow.
 - (b) Cllr Rosewell reported that he had been contacted regarding the footpath between Otterham Quay Lane to Tranquillity overgrown vegetation. Clerk to report.
 - (c) Cllr Sheppard reported the bus stop at Wallbridge Lane over grown. Clerk to report.
- VI. Environment
 - (a) Planters / Barrier baskets – Clerk reported the flowers will be planted in the next two weeks.
- VII. Village Hall
 - No Updates
- VIII. KALC
 - (a) Request to complete membership survey. Clerk reported this was completed.
 - (b) Request for representatives to Swale Area Committee – no UPC members available.
- IX. Allotments
 - (a) Clerk reported that two plots had been allocated to new plot holders. Clerk to go to waiting list for possible 2 further new plots.
 - (b) Repairs to fence – Clerk reported waiting for 2 more quotes, one received. Update at next meeting.
- X. Village Defibrillators
 - Cllr Sheppard will present report on options for Defib upgrades at next meeting.

49-FCM/06/23 Finance Reporting

- I. Financial review – bank statement and reconciliation were received signed by Cllr Lewin. Noted.
- II. Cheques received – £325.00 Burial noted.
- III. Cheques for approval litter picker: £32.70 Noted.
- IV. Schedule of payments for approval:

Payee	Date	Method	Reference	Reason	Amount
Zurich	19/05/23	Paid		Insurance	£1740.90
Eco Green	01/06/23	BACS		Waste Bags	£ 177.54
Staff costs					

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

50-FCM/06/23 Annual Return

It was resolved to approve the dates for the exercise of public rights.
Monday 12 June – Friday 21 July 2023.
Proposed by Cllr Horton Seconded Cllr Lewin.
Unanimous.

51-FCM/06/23 Clerk Updates

- I. Upchurch policies and documentation. Clerk reported all documents approved at Annual Meeting updated on website. Noted
- II. Update on grant application. Clerk reported decision date 14 June 2023.

52-FCM/06/23 Items to be considered for inclusion on the next Full Council agenda

Cllr Boakes defib fundraising
Quarterly Budget Figures
Update on Highways Improvement Plan
Cllr Sheppard Defib report.
Annual Clock Maintenance

53-FCM/06/23 Date of next meeting

Full Council Thursday 6 July 2023
GPC & Planning Wednesday 12 July 2023
Members resolved to approve the dates of the next meetings.

54-FCM/06/23 Meeting closed 8.26pm

Appendix 1

23/502056/OUT Land adj. 113 Chaffes Lane, Upchurch

This application is outside the Built-up Boundary of the village as defined in Swale's Adopted 2017 Local Plan.

Also the application site has never been allocated in any of Swale's Adopted Local Plans.

We therefore anticipate that Swale, as the Local Planning Authority [LPA], should and will refuse this application as it has done for two recent applications within this Parish.

However the failure of the LPA to ensure that it has a five year housing supply and also has not updated its now six year old Local Plan means that the LPA's refusal will likely be appealed and most probably won on appeal as recent decisions within this Parish and Borough testify to.

This failure by the LPA to satisfy the requirements of the National Planning Policy Framework means that residents' voices and Councillors [both local and on the LPA's Planning Committee] are ignored.

If we therefore assume that the principle of development is going to be given it is sensible to look at those matters which should be taken into consideration in producing the final scheme.

Although only an outline application, there are many local objections from residents which should be taken as part of that consideration. To those objections the Parish Council would add there is no demonstrable need identified for this housing within the Parish.

UPC separately submits the following for consideration:-

1. The site is not in a sustainable position within the village and so there will be a heavy reliance on private transport.
2. This is a rural area where car parking standards should be applied **and then more** parking added.
3. The need for an access road can be resolved by removing it and putting all car parking provision to the north of the development.
4. There is no demonstrable need identified for this housing within the Parish.
5. A 278 agreement, to be entered into by the developer, is required to ease the movement of high volumes and commercial traffic currently using this section of Chaffes Lane.

