

The **Minutes** of the **Meeting of the Planning Committee** of Upchurch Parish Council held in the Committee Room, Upchurch Village Hall on **Wednesday 15th January 2020**

Present: Present: Cllr Gary Rosewell, (Chairman), Cllr Gerry Lewin, Cllr Janet Marshall and Cllr Tyrone Ripley and visiting member Cllr John Arnold; and Mrs Wendy Licence (Clerk)

Also present were three members of the public.

53. Apologies for absence

Apologies had been received from Cllr Pam Denny (holiday) and Cllr Peter Masson (holiday); apologies accepted.

54. Declarations of Interests

None were declared

Public Time

The meeting was adjourned for the Public Time

1#- We had an application for eight properties next to 90-92 Oak Lane, The Parish Council had a few concerns and the Planning Officer said the proposal was outside the village envelope and would be minded to refuse the application so we withdrew it. We want to address the issues and hope you will discuss the matter.

Cllr Ripley said the Parish Council cannot comment until it sees the plans which have been submitted.

2#- The applicant for Starborne said that an additional comment of support has been received by Swale Borough Council but has not been put on the planning portal yet. Both neighbours are happy with the proposal.

Cllr Rosewell thanked the members of the public for attending.

The meeting was reconvened.

55. Planning Applications

i. Ref: 19/506093/FULL

Address: Ebenezer Chapel Halstow Lane Upchurch Sittingbourne Kent ME9 7AA

Proposal: Conversion of existing vacant building to 4no. two bedroom and 1no. one bedroom flats over three floors, including car parking for 6no. cars, bike and bin stores. Demolition of existing boiler room and stores.

Councillors considered the application and the objections of the neighbours. Concerns were raised as to whether there were sufficient parking spaces and also with regards to the visibility splay as the information from KCC Highways was insufficient. The concerns of the neighbours need to be addressed.

Cllr Lewin **PROPOSED** to support the application subject to neighbours' views being taken into account and that KCC Highways looks at the access and egress point which is on a bend on a narrow road; **SECONDED** by Cllr Rosewell: **AGREED UNANIMOUSLY**.

ii. Ref: 19/506127/FULL

Address: Starborne Oak Lane Upchurch Sittingbourne Kent ME9 7BB

Proposal: Demolition of the existing bungalow and 2no. outbuildings, and erection of a replacement four bedroom family home with attached garage.

Councillors considered the application.

Cllr Rosewell **PROPOSED** to support the application: **SECONDED** by Cllr Ripley: **AGREED UNANIMOUSLY**.

iii. Ref: 19/506175/LAWPRO

Address: 10 Woodruff Close Upchurch Gillingham Kent ME8 7XQ

Proposal: Lawful Development Certificate for proposed loft conversion.

Cllr Lewin said there were no drawings of the proposed application on the Planning Portal.

Councillors noted the application.

iv. Ref: 19/506300/FULL

Address: 96 Chaffes Lane Upchurch Kent ME9 7BH

Proposal: Demolition of existing outbuilding and construction of single storey single person annexe for use ancillary to main house. 96 Chaffes Lane Upchurch Kent ME9 7BH

Councillors considered the application and noted the annex was at the far end of the garden and that there was no evidence of need.

ACTION: Cllr Rosewell to contact the Planning Officer.

ITEM DEFERRED TO FULL COUNCIL.

v. Ref: 20/500014/FULL

Address: Former Greens Garage Site London Road Upchurch Sittingbourne Kent ME9 8PT

Proposal: Change of use of the vacant car sales premises to a Sui Generis use as an office and yard for a gas mains engineering contractor and the hard surfacing of a currently open part of the site as yard space.

Councillors considered the proposal and noted that there are two dwellings near the site. The business operates twenty-four hours a day and there may need to be restrictions regarding the operation.

It was **AGREED UNANIMOUSLY** to ask if the hours of operation will take into account the two residential dwellings near the site.

56. Swale Heritage Strategy

Cllr Lewin said there are three scheduled monuments in Upchurch.

It was agreed to note the consultation.

57. Any other matter arising

Cllr Lewin reported that a resident in The Poles has raised concern about the number of vehicles parked around the area. There are car transporters at Horsham Lakes. Has there been planning permission for this?

ACTION: Clerk to investigate.

58. Date of next meeting: Wednesday 19th February 2020 at 7.30pm

There being no further business, the meeting closed at 8.18pm.

Signed as a true record of the meeting:

Chairman

Dated this 6th day of February 2020