

The **Minutes** of the **Meeting of the Planning Committee** of Upchurch Parish Council held in the Committee Room at Upchurch Village Hall on **Wednesday 19th June 2019**

Present: Cllr Gary Rosewell (Chairman), Cllr Gerry Lewin, Cllr Janet Marshall and Cllr Peter Masson; and Mrs Wendy Licence (Clerk).

11. Apologies for absence

Apologies had been received from Cllr Tyrone Ripley (recuperating) and Cllr Pam Denny (holiday); apologies accepted.

12. Declarations of Interests

None were declared.

Public Time

No members of the public were present.

13. Planning Applications

i. Ref: 19/502283/FULL

Address: Land Adjacent To Crescent House Otterham Quay Lane Upchurch Kent ME8 7UY

Proposal: Erection of a block of 7 no. dwellings with parking, refuse and cycle store.

Councillors considered the application and raised concerns as to whether there was sufficient parking for the seven houses and their visitors; KCC Highways noted there was not enough space for bicycles; over intensive development; the development is very cramped; the accommodation is cramped; access to the site is poor; the proposal would provide affordable housing which would attract young families with young children and there is nowhere for the children to play; sustainability of the site; there is no footpath; limited public transport; it is sporadic development in the countryside.

Councillors agreed that the area is in need of regeneration but **AGREED UNANIMOUSLY** to object to the proposals.

Councillors noted that fencing had been installed and that there might need to be a change in planning permission.

ACTION: Cllr Rosewell to contact Ross MacCardle, Swale Borough Council.

ii. Ref: 19/502827/FULL

Address: New Kaine Farm Solar Panel Installation Holywell Lane Upchurch Kent

Proposal: Variation of condition 14 to application 14/504506/FULL(for construction of solar farm comprising up to 7000 solar panels, plus associated equipment, cabling and works, including a steel container to house inverters) - to enable the solar farm to operate for up to 40 years from grid connection date.

Councillors considered the application, currently planning permission is for twenty-five years which was the life expectancy of the panels when they were installed but the life expectancy is now forty years.

Councillors **AGREED UNANIMOUSLY** that they had no objections to the proposal and that all previous conditions be maintained where should the facility cease to function during the forty years, the land be returned to its natural environment.

iii. Ref 19/502701/FULL

Address: Land Adjacent To Jack Russell Place Halstow Lane Upchurch ME9 7AB

Proposal: Change of use of land to provide 2no. mobile units with associated utility blocks, 10no. transient pitches and parking.

Councillors considered the application and were concerned that there was insufficient information as to whether there was a need for transient pitches and that the site would be difficult to control; the development is over intensification of the site; the impact on the visual effect of the area; the proposal further worsens the assessment of the landscape character; the development is not sustainable; it will increase demands on already pressured local services, there is a waiting list for the doctors and it would place further pressure on local schools; there will be a significant impact on the settled community due to the numbers of Gypsy and Travellers currently in the area; the increased volume of traffic exiting onto a very narrow road; there have been many incidents where mobiles being brought to this and other local sites have experienced difficulties in local narrow lanes; the design and access statement is inadequate; the location has no public footpath to Upchurch or Lower Halstow; there is an enforcement issue outstanding on the site and there have been many retrospective planning applications; the development would further urbanise the rural lane creating a coalescence of settlements between the rural village of Upchurch and Lower Halstow.

Councillors **AGREED UNANIMOUSLY** to object to the proposal.

iv. Ref: 19/502940/FULL

Address: 108 Horsham Lane Upchurch Gillingham Kent ME8 7XB

Proposal: Erection of a single storey rear extension and conversion of a garage into a habitable space.

Councillors considered the application and noted that while the garage may not be currently used as a garage, the proposal removes the amenity forever and it represents a loss of parking. There needs to be an assurance of sufficient parking spaces being available.

Councillors **AGREED UNANIMOUSLY** that while they had no objections to the extension they had concerns about whether there would be sufficient parking.

14. Any other matter arising

Cllr Lewin said the Parish Council has been notified of a proposal for the Medway Innovation Park which is at Rochester Airport and of no consequence to Upchurch and recommended that no response be made.

Cllr Lewin said there is a Prior Notification application for the change of use of agricultural building to two dwellings at Kaine Farm House Breach Lane Upchurch.

ACTION: Agenda item for Full Council

Cllr Rosewell said he had been approached by a neighbour of Jack Russell Place asking for the Parish Council to support their application for permanent planning permission.

Councillors agreed that they were unable to do this.

15. Date of next meeting: Wednesday 17th July 2019 at 7.30pm

There being no further business, the meeting closed at 21.26pm

Signed as a true record of the meeting

Chairman
Dated this 4th day of July 2019