

**The Minutes of the meeting of the Planning Committee  
of Upchurch Parish Council held at Upchurch Village Hall  
on 20<sup>th</sup> April 2022**

Present: Cllr Ripley, Cllr John Bodycomb, Cllr Pam Denny and Cllr Gerry Lewin; and Mrs Wendy Licence (Clerk).  
Also present were six members of the public.

In the absence of the Chairman, Cllr Ripley took the Chair. Cllr Ripley welcomed everyone to the meeting.

**82. Apologies for absence**

Apologies had been received from Cllr Ernie Berntsen (unwell), Cllr Helen Boakes (personal) and Cllr Gary Rosewell (work); apologies accepted.

**83. Declarations of Interests**

None were declared.

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**Public Time**

*The meeting was adjourned for the Public Time*

*#1- I object to the planning application at Burntwick, it was for two four-bedroom detached properties but now is two four-bed semi-detached houses. Concerns regarding loss of light, loss of privacy and overbearing have not changed.*

*#2- There is no difference in the size of the semis and the ridge height and the effect on the privacy of neighbours. It will also affect residents in the terraces in The Street.*

*#3- I was pleased to see the support of the Ward Councillors who have called the proposal into Committee. My objections still stand, this will impact on the village for a long time, it will be very disruptive.*

*#4- You have something to offer the village, I think part of your remit is to look after parishioners. This proposal affects many due to loss of light and invasion of privacy. We came to a meeting and stated our case, we feel the Parish Council is sitting on the fence by not objecting nor supporting the proposal. The Ward Councillors are supportive of us.*

*#5- I am concerned about an area of land at Woodger's Wharf which goes down to the river. It is rented out and five caravans have moved onto the land. The tenants have dredged the river and have built a pontoon; boats are moored there and sometimes they have broken loose. There is no mains sewerage or septic tank so this must be being discharged into the river.*

Cllr Lewin said if the river is being dredged it must be reported to the Medway ports Authority.  
**ACTION:** Clerk to contact Swale Borough Council and Medway Ports Authority.

*The meeting was reconvened*

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**84. Planning Applications**

i. Ref: 21/506474/FULL

Address: Burntwick The Street Upchurch Sittingbourne Kent ME9 7EU

Proposal: Erection of 2no. four bedroom semi-detached dwellings and 1no. detached garage, with associated fencing, gates, access and parking.

*Amended drawings - changes of description of proposal*

Cllr Lewin said the Parish Council's policy is to support residents if there is concern, Swale Borough Council would have taken the Parish Council's wording as an objection. The concerns on the amended plans are as before regarding access; The Crown; loss of light; loss of privacy; overbearing, none of the concerns have been modified.

Cllr Bodycomb said the changes have not mitigated concerns raised, a site visit would be of value.

Cllr Ripley said a site visit would enable Swale Planning Committee Members and Officers to see the lie of the land.

Cllr Denny said the amendments have not made any difference to the loss of light, loss of privacy or ridge height. A site visit would be beneficial.

It was agreed to respond:

*The Parish Council notes the concerns of residents and the amended design has not mitigated the concerns. The Council supports the concerns of residents. A site visit would be beneficial.*

ii. Ref: 22/500974/FULL

Address: 116 Oak Lane Upchurch Kent ME9 7AY

Proposal: Erection of a new front boundary wall and gates to plots 1 and 2 approved under 20/505179/FULL.

*Revised details*

Councillors considered the revised details and agreed to respond:

*Upchurch Parish Council welcomes the changes but would express concerns about the hedge along Wallbridge Lane and Oak Lane which should be limited to maintain the sight line. The beech tree would also be a sight line issue.*

iii. Ref: MC/21/2225

Proposal: 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.

*Amended parameter plan*

Councillors considered the amended parameter plan and agreed that their objections remain.

iv. Ref: 22/501595/FULL

Address: 1 Gore Farm Cottages Chaffes Lane Upchurch Kent ME9 7BE

Proposal: Erection of a detached family annex in rear garden.

Councillors noted the application.

v. Ref: 22/501571/FULL

Address: Sedgemoor House Stables Holywell Lane Upchurch Sittingbourne Kent ME9 7HN

Proposal: Remodelling of existing dwelling, works to include part single/ part 2 storey front extension, single storey side/rear extension, part single/part 2 storey rear extension together with conversion of double garage and attached store. Roof alterations to create additional first and second floor accommodation with associated balconies and roof lights and changes to fenestration.

Councillors considered the application and had no objection to the proposal. Historically the area has been screened by trees and it is requested this be considered going forward.

## **85. Planning Appeal Hearing**

Ref: 19/503694/FULL Appeal Ref: APP/V2255/W/20/3254539

Proposal: Change of use of land to an 8 pitch gypsy traveller site, with associated day rooms, new access, drive way, hard standing, package treatment plants, boundary fencing and landscaping (part retrospective)

Ref: 18/501667/FULL Appeal Ref: APP/V2255/W/20/3244340

Proposal: Application to extend the time limit to submit a site development scheme required by condition 4 of the planning permission granted on a ground A appeal against notice ref 17/500054/CHANGE

Location: New Acres Spade Lane Hartlip Nr Sittingbourne ME9 7TT

Councillors noted details of the appeal hearing, the site is in Hartlip Parish.

**86. Any other matter arising**

Cllr Ripley reported that a resident had raised concern regarding a clothing bin outside the Fish & Chip Shop. The resident had contacted Swale Borough Council who referred the resident to the Parish Council.

*ACTION: Clerk to contact Swale Borough Council.*

**Date of next meeting: Wednesday 18<sup>th</sup> May 2022 at 7.30pm**

There being no further business, the meeting closed at 8.11pm

Signed as a true record of the meeting:

Chairman

Date: 5<sup>th</sup> May 2022