

Upchurch Planning Applications

Applications put before Council in 2015 (Most Recent First)

Reference	Location & Summary	UPC Response Summary	Details from Swale Planning		
			Respond By	Target / Decision Due	Status
15/510676/FULL	Jack Russell Place Halstow Lane Upchurch Kent ME9 7AB: Change of use of land to extend an existing gypsy caravan site to provide for two additional pitches and addition of a dayroom	Objection due expansion of traveller sites and queried applicants nomadic status in accordance with traveller definitions	05/01/16	12/2/16	Awaiting Decision
15/509416/FULL	101 Wallbridge Lane Upchurch Kent ME8 7XD: Single front extension	To be discussed	30/12/15	Not available	Approved
15/509058/FULL	Beckenham Park Otterham Quay Lane Upchurch Kent ME8 7XF: Change of use of land for the siting of five mobile homes, to include demolition of garages	To consult with residents association who expressed strong opposition at December's council meeting	23/12/15	Not available	Awaiting Decision
15/509618/TCA	St Marys Church Horsham Lane Upchurch Kent: Crown lift London Plane (T1) to give a ground clearance of 3m and cut back branches overhanging. Crown lift London Plane (T2) to give a ground clearance of 3m.	Parish council request on behalf of The Crown	n/a	n/a	Approved
15/508792/ PNQCLA	Agricultural Building North Of Brent Orchard Halstow Lane Upchurch Kent ME9 7AB: Prior notification for the change of use of an agricultural building to a dwellinghouse	Not applicable for a prior notification	24/11/15	Not available	Prior Approval Not Required
15/507464/FULL	Upchurch Poultry Farm, Poot Lane, ME9 7HL:Loft Conversion & garage roof extension & new doors	No objection but subject to neighbours comments	14/10/15	11/11/15	Approved
15/505680/FULL	Orchard Close Poot Lane Upchurch Kent ME9 7HB: Conversion of loft and garage, raise ridge height of roof and insertion of dormer windows and rooflights	No objection to extension of house but consider the design not really in keeping with rural area Update: New drawing received Dec 15 but does not depict design adequately.	17/8/15	16/9/15	Approved

Reference	Location & Summary	UPC Response Summary	Details from Swale Planning		
			Respond By	Target / Decision Due	Status
15/505703/FULL	Greenacres Holywell Lane Upchurch Kent ME9 7HP: Variation of Condition (2) of planning permission SW/01/0561 (To allow an additional two pitches (two mobile homes, two tourers and two utility bocks) - To allow extra caravans	Revised to allow 1 additional caravan & 1 utility block. Seeking clarification on several enforcements and whether they apply to this applicant or the 'new' neighbouring site also referred to as Greenacres?	13/8/15	14/9/15	Approved 21/4/16
15/504919/FULL	104 Beckenham Park Otterham Quay Lane Upchurch Kent ME8 7XF: Creation of a driveway for disabled parking	No objection	14/8/15	16/9/15	Approved
15/504259/FULL	61 Horsham Lane Upchurch Kent ME9 7AP: Addition of dormer windows to existing dwelling and erection of a single storey side extension to provide garage/store. Demolition of existing outbuildings	No objection as long as neighbours comments taken in to consideration			Appealed. Decision of appeal - part permitted, part refused.
15/504082/FULL	32 Oak Lane Upchurch Kent ME9 7AT: Erection of single storey side extension and demolition of garage.	No objection as long as neighbours comments taken in to consideration	1/7/15	24/7/15	Approved
15/504029/FULL	36 Woolbrook Close Upchurch Kent ME8 8ST: Single storey rear extension	No objection as long as neighbours comments taken in to consideration			Approved
15/503784/FULL	Gore Pumping Station, London Road, Upchurch ME8 8PT: Provision of nitrate plant feed pumping station and kiosk, access splay improvements and new entrance gate with 2.4m high security fencing	Approved			Approved (5 conditions)
15/503300/FULL	2 Horsham Lane Upchurch Kent ME9 7AL Demolition of existing car sales showroom and MOT bay and workshop and the residential development of 4no. four bedroom, two storey houses together with all associated garages, parking spaces and access driveway	Objection due to lack o evidence of conservation approval; lack of parking spaces (garages cannot be counted) & turning areas; black boarding seems out of character	29/5/15	30/6/15	Approved

Reference	Location & Summary	UPC Response Summary	Details from Swale Planning		
			Respond By	Target / Decision Due	Status
15/503148/ADV	Greens Motor Group Greens Garage London Road Upchurch Kent : Advertisement - 4 No. internally illuminated fascia signs; 1 No. non-illuminated fascia sign; 1 No. internally-illuminated entrance gate sign; 1 No. internally illuminated free-standing sign; 1 No. internally illuminated pylon sign; 1 No. non-illuminated wall-fixed directional sign; 1 No. non-illuminated free-standing directional sign; 1 set of 3 flags on flag poles	Approved but with query as to how bright this would appear in a semi rural area			Part permitted, Part refused (refer to SBC site for detail)
15/502726/FULL/CATT	60 Hartlip Hill Hartlip Kent ME9 7NZ: Single storey conservatory to rear of dwelling	No objection, but consideration to neighbours comments			Approved
15/502716/FULL/ROMC	Breach Farm Paddocks, Land north-east Of Breach Farm Bungalow Breach Lane Upchurch Kent ME9 7PE: Change of use of land to single gypsy pitch and associated development	Objection: Enough sites in Upchurch already, Access is poor, site is large and fear future expansion, only road into village without sites	27/5/15	n/a	Approved
15/501944/FULL	Land Adjoining And Rear Of Jubilee Fields Upchurch Kent ME9 7AQ: Mixed residential development of 41 No. 2, 3, 4 and 5 bedroom houses together with all associated garaging, parking and infrastructure.	Extra-ordinary council meeting to be arranged to discuss response	20/4/15 (but still open for comment)	25/6/15	Awaiting Decision
15/501495/FULL	Unit 1 The Oast Business Park Spade Lane Upchurch Kent: Change of use from B1 to B2 incorporating an MOT test bay	No objection but need to ensure any advertising signage is legal	8/4/15	11/5/15	Approved
15/501109/REM	Approval of Reserved Matters for the erection of 52 dwellings, open public space with wildlife area/(appearance, landscaping, layout and scale being sought).	Objection regarding proposed access to Canterbury Lane and questions regarding parking allocation & public land	26/3/15	22/5/15	Approved
15/501140/FULL	Four Gun Field Otterham Quay Lane Upchurch Kent ME8 8QP: New vehicular/pedestrian access to the southern boundary	Objection but asking to comment on this in conjunction with 15/501109/REM	17/3/15	3/4/15	Approved

Reference	Location & Summary	UPC Response Summary	Details from Swale Planning		
			Respond By	Target / Decision Due	Status
15/500671/OUT	Land Off London Road Newington Kent: Outline application for residential development of up to 330 dwellings plus 60 units of extra care (including a minimum of 30% affordable), an allocated 1/4 acre of serviced land for potential doctors surgery, demolition of farm outbuilding, planting and landscaping, informal open space, children's play area, surface water attenuation, a vehicular access point from London Road and associated ancillary works. (Access being sought)	Strong objections due to impact on local services and the increase of traffic through the A2 and back roads (note application to demolish redundant farm buildings Ref: 15/500694/LBC has been refused)	06/3/15	15/5/15	Pending Consideration
15/500717/FULL	Milestone Farm, Oak Lane - Part retrospective application for the retention of two hay barns with proposed extension as machinery store.	Approval	27/2/15		Granted 9/4/15 subject to 1 condition
14/506519/FULL	Kent Terrace Canterbury Lane – Redevelopment of existing landscape contractor's yard and land surrounding Kent Terrace to provide 13 dwelling houses and an extension to the existing terrace with associated car parking and landscaping. In addition, a ground floor rear extension to Plot 15.	Objection - Impact on rural gap, road infrastructure and residents' concerns	12/2/15	9/4/15	Approved
14/505230/FULL	Jack Russell Place Halstow Lane – Variation of condition 2 and 4 of planning permission SW/11/0496 to increase the number of mobile homes (from 2 to 5), and to have flood lighting security lighting for safety	Objection - with query regarding enlargement of site Requested more detail on amended application for clarity	12/1/15	5/5/15	Approved
SW/14/0074 Appeal Ref: APP/V2255/A/14/2224462	Oast Field Stud, Gore Farm Track, Holywell Lane – Change of use of land to a 1 no. pitch gypsy site (1 no. mobile home, 2 no. touring caravans) with associated foaling boxes and parking bays	Previously objected - number of traveller sites, impact on rural aspect (as per refusal on original application)	n/a	n/a	Appeal Granted but request for costs refused
14/505052/FULL	Twinney Wharf, Susans Lane – Erection of a barn for storage of animal feed, bedding and associated plant and machinery.	Approval		26/2/15	Approved

MEDWAY APPLICATIONS FOR REFERENCE:

Reference	Location & Summary	UPC Response Summary	Details from Medway Planning		
			Respond By	Target / Decision Due	Status
MC/15/0761	LAND AT OTTERHAM QUAY LANE, RAINHAM, KENT: Outline application with some matters reserved (Appearance, Landscaping, Layout and Scale) for residential development comprising up to 300 new dwellings (of a range of sizes, types and tenures, including affordable housing), including public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including foul water pumping station), utilities and service infrastructure works	To be discussed but will follow response to MC/14/3784	21/4/15	20/7/15	Pending Consideration
MC/14/3784	LAND NORTH OF MOOR STREET, RAINHAM, KENT, ME8 8QF: Outline application with some matters reserved (Appearance, Landscaping, Layout and Scale) for residential development of up to 200 dwellings (including a minimum of 25% affordable housing), planting and landscaping, informal open space, children's play area, surface water attenuation, a vehicular access point from Otterham Quay Lane and associated ancillary works	Strong objections – impact on local roads, services (schools & doctors), potential power supply impact and over burden on sewer systems	9/3/15		Rejected 29/4/15. Appeal Received Revised application submitted but little to address UPC concerns. Original response still stands

Granted Planning Application Conditions

Reference	Location & Summary	Condition(s) Summary
15/500717/FULL	Milestone Farm, Oak Lane - Part retrospective application for the retention of two hay barns with proposed extension as machinery store.	<p>1. No further development shall take place until details of the external finishing materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details. Reasons: In the interest of visual amenity.</p>
15/503784/FULL	Gore Pumping Station, London Road, Upchurch ME8 8PT: Provision of nitrate plant feed pumping station and kiosk, access splay improvements and new entrance gate with 2.4m high security fencing	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which permission is granted. Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>(2) The development hereby approved shall be carried out in accordance with the following approved drawings: Site Location Plan no. JN.561303.0Z0701 Revision A Site Location and Access Route Plan no. JN.561303.0Z0702 Revision A Site Layout Plan no. JN.561303.0Z0703 Revision A Feed Pumping Station Kiosk Plan & Elevations no. JN.561303.0Z0704 Revision A Concrete Access Road Details no. A81945.1504 Kerb Details no. A81945.1509 Revision D Fence Type no. A81945.1901</p> <p>(3) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor at any other day except between the following times:- Monday to Friday 0730 - 1800 hours, Saturdays 0830 -1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority Reasons: In the interests of amenity.</p> <p>(4) As an initial operation on site, adequate precautions shall be taken during the progress of the works to prevent the deposit of mud and similar substances on the public highway. Reasons: In the interests of amenity and road safety.</p> <p>(5) During construction provision shall be made on the site, to accommodate operatives' and construction vehicles loading, off-loading or turning on the site. Reasons: To ensure that vehicles can be parked or manoeuvred off the highway in the interests of highway safety.</p>
15/501495/FULL	Unit 1 The Oast Business Park Spade Lane Upchurch Kent: Change of use from B1 to B2 incorporating an MOT test bay	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted. Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>(2) The use of the premises hereby permitted shall be restricted to the hours of 07:30 - 18:00 on weekdays, 08:00 - 13:00 on Saturdays, and shall not take place at any time on Sundays or Bank Holidays. Reasons: In the interests of the amenities of the area.</p> <p>(3) The premises shall be used for vehicle repairs and MOT testing within use classes B1 and B2 of the Town and Country Planning (Use Classes) Order 2005 only. Reasons: In the interests of the amenities and of the area and to enable the Local Planning Authority to exercise</p>

		<p>control over any future use not forming part of this application.</p> <p>(4) No outside working connected with the use(s) hereby permitted shall take place.</p> <p>Reasons: In the interests of the amenities of the area.</p>
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