

SHORNE PARISH COUNCIL

**Minutes of the Planning & Highways Committee
Meeting held on 6 October 2016 in Shorne Village Hall**

PRESENT Mrs S Lindley (Chairman)
Mr R Bugg
Mr R Lane
Miss P Clifton

APOLOGIES for absence were received from Mr R Cooper,
Mr M Redfern and Mr R Theobald

36 Minutes of the Meeting held on 21 July 2016

The minutes were AGREED as a true record.

37 Matters Arising from the Minutes

There were no matters arising from the Minutes not otherwise on the agenda.

38 Correspondence

A letter had been received from Mrs J Aspinall re: Consideration of the installation of a pavement at The Ridgeway as reported in the Annual Report. Mrs Lindley will reply to this. A Mr and Mrs Edwards had attended the Council meeting held on 22nd September 2016 regarding the same topic. See also item 52(b) below.

PLANNING MATTERS

39 Planning Applications/Issues pending

- (a) Nuralite (British Uralite) Land Clearance: Nothing further to report.
- (b) Long Acre, Pear Tree Lane: Nothing further to report.
- (c) Proposed Telephone Transmitter in Parish Church Tower: Nothing further to report.
- (d) Apex Site – Planning Application for Waste Transfers Modification:

Mr Theobald had reported previously that he attended the KCC Planning Meeting on 14 September 2016 and spoke in support of the Parish Council's objection to the Proposed development by RS Skips at Hoo Junction. Les Hills, the Borough Councillor

for Chalk and John Grey from Higham Parish Council were also in attendance and spoke in objection to the application. Members at KCC agreed to hold a site meeting on Wednesday, 19 October 2016.

- (e) See Ho Public House: The original application was approved by the Borough Council despite concerns we expressed about the increased traffic and the inadequate parking provision (the applicants had stated that 50 cars could be parked on-site). The layout plan now submitted shows only 19 bays.
- (f) 22 The Street: Change of windows to UPVC. This is a modern house within the conservation area so actually improves the style from the current silver aluminium.
- (g) The Old Parsonage: Re-application moving the entrance back to approximately its present position. Garage will now be side on to the boundary so needs visual screening.

40 Report of Action taken under Standing Order 4(a)(ii) Schedule of Planning Applications dealt with by the Chairman/Vice-Chairman in Consultation with Members

See Table at end of minutes.

41 Decisions of the Borough Council

No Decisions of the Borough Council.

KALC had written to the Borough Council concerning their unilateral decision to cease sending out paper plans, reply awaited.

42 Notices of Appeal

No Notices of Appeal.

43 Parish/Neighbourhood Plan (25)

Nothing further to report.

44 Major Plans Affecting the Parish

Lower Thames Crossing: Mr Theobald, Mr Bugg, Mr Lane and Mrs Lindley had a meeting with the barrister. Mr Theobald will contact him to see if he has any further comments. Mr Lane reported at the last Council meeting that the on-line petition against the proposals for the Lower Thames Crossing has now over 10,000 signatures which will trigger a governmental response.

It was reported that traffic monitoring strips (for monitoring traffic going across them) have been put down associated with the works on the Lower Thames Crossing. Mr Lane had asked for the purpose and specification. Fifty are being installed. Number-plate recognition cameras have also been installed to investigate journeys being made and

destinations. Mrs Lindley had written concerning the Parish Council not being informed of the surveys and requesting to be sent the results.

45 Developments outside the Parish but with impact on Shorne (reported for information)(10)

- (a) Paramount Developments: Nothing further to report.
- (b) Bluewater Extension: There are to be more shops, and therefore staff, at Bluewater.
- (c) Medway - Various Housing Applications: More houses are to be built along eastern side of the A289, Wainscott By-Pass.
- (d) Cliffe - Housing Applications: It was reported that 225 houses are to be built on the western side of the B2000.

HIGHWAY MATTERS

46 Accident Reports

No specific accidents reported since the previous meeting.

Mrs Lindley had checked the updated CrashMap website and noted that the site records 26 accidents on Thong Lane. The fatal cyclist incident at Shorne Crossroads is not recorded on the system which highlights that the data has some deficiencies.

47 Traffic Monitoring & Speedwatch (29)

Miss Clifton had sent out the latest speed watch figures to members.

Date	Location	Start Time	Finish Time	No of vehicles over 35mph	Total No of vehicles	%	Letters generated for Mid-Range Speeding (Kent total)	Letters generated for High-End Speeding (Kent total)
21/06/2016	See Ho (W)	07:50	08:40	11	56	20%	5	0
12/07/2016	See Ho (W)	07:50	08:40	8	55	15%	3	0
21/07/2016	Bottom of Tanyard Hill (S)	08:15	09:20	4	71	6%	0	0
27/07/2016	See Ho (W)	07:55	08:50	7	57	12%	1	0
04/08/2016	Top of Tanyard Hill (S)	07:55	08:55	4	33	12%	0	2
17/08/2016	Top of Tanyard Hill (S)	07:55	08:45	5	30	17%	1	0
24/08/2016	See Ho (W)	08:00	09:00	12	63	19%	2	0
06/09/2016	See Ho (W)	07:55	08:35	6	44	14%	1	0
29/09/2016	Top of Tanyard Hill (S)	08:00	08:45	5	41	12%	1	1

Mr Lane has requested lorry-watch signs under the KCC Scheme and has received four.

48 Street Lighting (30)

The street lighting on the A226 has been restored.

49 Condition of Roads in the Parish (31)

- (a) Potholes - some have been dressed.
- (b) Drainage problem part way up Tanyard Hill – works had been done resulting in a great improvement. Mrs Lindley has asked as to what was found and what has been done.
- (c) White and Yellow lining - Yellow lines have been repainted in The Street and the white lines in Brewers Road junction with Woodlands Lane.
- (d) Mr Lane reported that he saw the contractors dealing with the trees in The Street that day.
- (e) The Parish Council has salt bins at the Recreation Ground (on the LHS after the gate) and in Davys Place. The Clerk reported that she had advised Lisa Gillham that the salt needs replenishing at the Recreation Ground but that there is sufficient salt at the bin in Davys Place. Any other salt bins in the parish are replenished by the Borough Council

50 Lorries Parking Beside the A2 (32)

- (a) Mr Lane reported that the police have been moving the lorries on. The lorry park at Nell's Café, which was closed, has now re-opened.
- (b) Park Pale: Nothing further to report.

51 Parking/Traffic Problems (33)

Dealt with under Minute 52(c).

52 Highway Modifications (34)

- (a) Racefield Close: Mr Theobald is dealing with this. It was suggested that a meeting should be held with the residents at Racefield Close.
- (b) Footway at Shorne Ridgeway: The Ridgeway has houses close together on both sides of the road from Chestnut Green to Pondfield Lane and there is no footway for pedestrians. The co-location of cars and pedestrians without a viable safety refuge is a concern, especially where residents had planted on the verge. The Council often received complaints about the traffic on the Ridgeway and the road was generally considered dangerous. The Council were looking at ways to improve safety.

The Council had recently obtained more detail regarding the land under the control of the County Council and it appeared unlikely that this would be sufficient to provide room for a footway as the strip is not an even width all along. This information had not previously been available to members.

If there is any question of the footway proposal being pursued on its own, which now seems unlikely, nothing would be done without consulting with local residents however it is clear that there are differences of experience and opinion. A suitable footway could possibly be created as part of a traffic calming scheme as has been done in Cobham. Funding would be difficult to obtain.

- (c) Waiting Restrictions (Yellow Lining Including Park Pale): The Parish Council needs to also get this onto the Joint Transportation meeting agenda as an item for discussion in order to make any progress.
- (d) Mrs Lindley will be attending a Highways seminar on 27th October at which she will try to find out more information about how all these matters can be progressed.

53 Feedback from GBC/KCC Joint Transportation Board (35)

No meetings had been held due to the Chairman being unwell, resuming on 14th September.

The speed limit extensions in Pear Tree Lane and Forge Lane had been discussed at the Joint Transportation Board's meeting and has been referred back to the County Council. A financial contribution from the Parish Council may assist in bringing the changes to fruition.

54 Matters Raised by Members

- (a) The Scouts have requested permission to install two new soakaways within the Scout Hut grounds. There have been issues with rainwater drainage/surface soak away which have been an increasing issue this year and a concern for them. This is to be discussed at the next Council meeting.

There being no further business, the meeting closed at 9.15pm.

PLANNING APPLICATIONS SINCE PREVIOUS MEETING

<p>GR/2016/0524 (Standing orders, minuted 5th October 2016)</p>	<p>19 Davys Place, Gravesend, Kent DA12 4DL</p>	<p>Erection of a two storey side extension and single storey rear extension to form a new garage, utility room and additional bedroom en-suite on the first floor.</p>	<p>The Parish Council has NO OBJECTION to this application.</p>	<p>Permitted</p>
<p>GR/2016/0571 (Standing orders, minuted 5th October 2016)</p>	<p>Communication Station Gravesend Road/Junction of Pear Tree Lane Shorne Gravesend Kent</p>	<p>The replacement of 1no. redundant 15.0m monopole with 1no. new 17.5m monopole with 2no. antennas and the replacement of 2no. H3G equipment cabinets with 2no. new equipment cabinets and ancillary development thereto on highways maintained grass verge.</p>	<p>The Parish Council has NO OBJECTION IN PRINCIPLE to this application. The Parish Council wishes to make the following observations:</p> <ol style="list-style-type: none"> 1. Under “Ten Commitments Consultation” on the third page of the Supplementary Information document, there was correspondence to Higham Parish Council but there has been none to Shorne Parish Council. The location of this installation may be a source of confusion as it has an address in Higham however it is actually located in Shorne Parish. 2. The proposed new monopole will stand 2.5 metres taller than as previous, so it will rise above the present height of nearby trees and will be more visually noticeable especially in winter months. 	<p>Permitted</p>
<p>GR/2016/0692 (Standing orders, minuted 5th October 2016)</p>	<p>Oak Tree Cottage, Tanyard Hill, Shorne, Gravesend, Kent DA12 3EN</p>	<p>Enclosure of existing verandah to form a porch.</p>	<p>The Parish Council has NO OBJECTION to this application.</p> <p>We note that there is also a proposed rear conservatory shown on the plans but the photographs show that this has already been built. From searching the Gravesham Planning website it is clear that this was granted a Lawful Development Certificate in 2010. It does not appear that the Parish Council were informed of, or consulted about, that application at the time but we would not have objected.</p>	<p>Permitted</p>
<p>GR/2016/0441 (Standing orders, minuted 5th October 2016)</p>	<p>Red House Lower Road Shorne Gravesend Kent DA12 3HR</p>	<p>***REVISED PLANS*** Erection of six new boarding kennels to existing block of six kennels.</p>	<p>The Parish Council wishes to make the following submission regarding this application:</p> <ol style="list-style-type: none"> 1. Representations were previously submitted on 22nd June 2016. 2. We have no objection in principle to the revised application. 3. We note that the revised Design, Access and Planning statement has picked up on points that were made in our previous submission. 4. Regarding possible noise nuisance, the applicants report in section 7.4 that there have not been any complaints in the past year but the Parish Council are aware of adverse comment perhaps not meeting the level of a complaint. The expanded peak occupancy will coincide with the time of the year when householders are most likely to have their windows open and be using their gardens. We propose however to 	<p>Pending</p>

			<p>leave it with local residents to raise any specific concerns on this issue.</p> <p>5. Regarding possible future expansion, we request that any granted permission should state the number of kennels presently permitted and reiterate the need for a further planning application should the applicants wish to increase the kennel numbers.</p>	
<p>Pre-purchase and pre-application advice:</p> <p>(Standing orders, minuted 5th October 2016)</p>	Ridgeway House	<p>Pre-purchase and pre-application advice:</p> <p>E-mail text: Good afternoon, I have been to view a property name Ridgeway house, The Ridgeway, Shorne, Kent. After viewing your details on the parish council website I have decided to seek your advice.</p> <p>I am interested in purchasing the property though I would like to 1) demolish the extension on the right hand side of the property & rebuild to the height of the existing house. 2) extend the property back 5 meters completely including the 1st floor.</p> <p>Could you please advise if these changes will be permissible.</p>	<p>Dear Mr S,</p> <p>Thank you for your e-mail regarding possible changes to Ridgeway House and your phone call last Monday - as said then I was waiting for approval for this response.</p> <p>In order to make changes of the size described you will need to make a formal planning application to Gravesham Borough Council (GBC) and it is they who decide on permissions. The Parish Council are consulted on applications and will carefully consider the submitted plans and provide an opinion to the Borough Council but do not control their final decision.</p> <p>Gravesham Borough Council offer pre-application advice so we would suggest that you should have such a discussion with them and also look at the planning history of the property on the GBC website and take into account the outcomes of previous planning applications as there are several listed.</p> <p>GBC will probably point out to you that Ridgeway House is located in a Conservation Area. It is a historic building which is an important part of the local street scene and although imposing in appearance currently blends in well with nearby historic buildings which are all smaller. Your proposal would greatly increase the mass of the building. Side extensions are usually required to have a lower roof height and other design features (e.g. set a little back) that make them subsidiary to a main building. For a rear extension, impact on neighbouring properties will be of great importance. There will also be a need to ensure that there is adequate on-site parking available.</p> <p>We hope that these comments will be of assistance.</p>	Application was not progressed

GR/2016/0684 (Standing orders, minuted 5th October 2016)	49 Marling Way, Gravesend, Kent DA12 4DW	Enlargement of existing roof with hip to gable extension incorporating a dormer extension in the rear roof slope to form habitable rooms and new pitched roofs to front elevation. Conversion of garage into master bedroom.	The Parish Council has NO OBJECTION IN PRINCIPLE to this application. We note the following: <ul style="list-style-type: none"> • The design includes a Juliet balcony at first floor rear. These can give rise to overlooking. • The proposal results in loss of a garage and therefore theoretical loss of a parking space however there appears to be sufficient space remaining to park two cars on the front garden area. 	Permitted
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