

**SHORNE PARISH COUNCIL**

**Minutes of the Planning & Highways Committee  
Meeting held on 2 March 2017 in Shorne Village Hall**

**PRESENT** Mrs S Lindley (Chairman)  
Mr R Theobald  
Mr R Cooper  
Mr R Lane  
Mr M Redfern  
Mr R Hardy  
Miss P Clifton

**APOLOGIES** for absence were received from Mr C Rea and Mr R Bugg

**75 Minutes of the Meeting held on 19 January 2017**

The draft minutes were **AGREED** as a true record.

**76 Matters Arising from the Minutes not Otherwise on the Agenda:**

49(b) - Ascertaining what KCC Highways did to the drains on Tanyard Hill: Mrs Lindley has not received a response to her query and proposes to report the problems again - see point 88a below.

52(c) - Waiting restrictions/Parking problems - Mrs Lindley has written to Cllr Sweetland and Mr Theobald to get this on the Agenda for the Joint Transportation Board meeting.

52(d) - Mrs Lindley reported that KCC will only do something about speed restrictions if there is an accident hotspot rather than undertaking risk assessment prior. Mr Theobald reported that there was cause for concern about the entrance to the crematorium.

58(a) Nuralite (British Uralite) - Mr Theobald reported that there have been complaints from Higham residents about increased lorry movements through the village. Research has been carried out by the DCPS and the matter has been referred to KCC for enforcement action.

58(g) – Food Preparation/Sales: At Pear Tree Meats, the meat is not prepared or sold from there. Assurances were given to GBC that the signs will be taken down.

**77 Correspondence**

- (a) Mrs Lindley reported on on-going correspondence with a resident near the See Ho about on-road parking problems. Mr Redfern had noted a few vehicles parked in the area relating to work being carried by builders. Miss Clifton tabled a leaflet advertising the See Ho which showed the excessive lighting, and Mr Redfern was reminded that he had previously agreed to take that up with the manager.
- (b) Complaints have again been received about the semi-derelict state of the land between 29-31 The Street, opposite the Rose & Crown. The Parish Council does not have powers to intervene, Gravesham can do so particularly if there is a health hazard. Mrs Lindley will identify and write to the owner asking his intentions for the plot.

**PLANNING MATTERS****78 Planning Applications/Issues Pending**

- (a) Apex Site - Planning Application for Waste Transfers Modification: Mrs Lindley has advised KCC of the Parish Council's choice for the colour of the cladding material and other views on the reserved matter regarding litter, lighting, and permissive routes.
- (b) The Red House: Kennels had been installed without planning permission and they have now applied to expand the business with more. The case officer visited the site and the matter has been referred to the Regulatory Board.

**79 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.

**80 Decisions of the Borough Council**

No Decisions of the Borough Council.

**81 Notices of Appeal**

No Notices of Appeal.

**82 Parish/Neighbourhood Plan (62)**

As requested at the Council meeting, Mrs Lindley will draw up a report formally explaining the decision not to proceed with a Neighbourhood Plan. Mrs Lindley also proposed that a flyer should be included in the Parish Report, asking parishioners for their opinion of the Parish, which is one of the prelude actions toward a Parish Plan.

**83 Major Plans Affecting the Parish (63)**

Lower Thames Crossing: There will apparently be a decision made within the next few weeks. The Parish Council has been informed that Ecology studies are to be carried out from April for all routes.

**84 Developments Outside the Parish but with Impact on Shorne (reported for information) (64)**

- a) Bean & Ebbsfleet Traffic and forecast increases: Mrs Lindley reported that, according to the documents for the recent consultation about modifying the Bean and Ebbsfleet junctions on the A2, there are predictions of respectively 70% and 170% increases in traffic volume at the two junctions. The consultation proposes to require Kent-bound traffic exiting Bluewater to combine with London-bound traffic and all use the northern roundabout from where a new sliproad will join the A2 eastbound.
- b) A bridge is planned between Springhead Park and the A2260 leading to Ebbsfleet station, this will create another junction on the road.

**HIGHWAY MATTERS****85 Accident Reports**

No accidents reported.

**86 Traffic Monitoring & Speedwatch (66)**

No new statistics since the last meeting as it was not possible to hold sessions.

Mr Lane reported on Lorry Watch. No formal training is required. The proposal was to publicise and ask parishioners to advise of any lorry activity to the Parish Council, who will pass the information on to the Police (under the KCC Lorry Watch scheme). The Parish Council will write to the company who owns the lorries. Mr Lane hopes to put up the signs and also publicise this in the parish magazine.

**87 Street Lighting (67)**

Nothing to report.

**88 Condition of Roads in the Parish (68)**

- (a) Mrs Lindley has taken photographs showing the problem with surface water on The Street by the green railings etc and on the verge at Tanyard Hill. She will report these again to both Highways and to Southern Water asking them carry out tests to ascertain whether they are due to piped or surface water.
- (b) It was reported that on the northern side of Chestnut Green, there are several potholes in the curved road, these have already been reported to KCC.

**89 Parking/Traffic Problems (70)**

Mr Theobald will draw Cllr Sweetland's attention to the parking problems in the village and to ask for this to be placed on the agenda of the Joint Transportation Board meeting.

Marling Cross lorry park is to be closed temporarily for cleaning.

**90 Highway Modifications (71)**

Racefield Close: Mr Theobald reported that the residents had asked for more parking spaces. There is a possibility that there could be a few parking spaces created at the front of the houses. He had previously got the drawings done and submitted them to GBC but has been told that there are no funds.

**91 Feedback from GBC/KCC Joint Transportation Board (71)**

Nothing further to report.

**92 Open consultations (73)**

- KCC Freight Action Plan – closes 12<sup>th</sup> March  
<http://consultations.kent.gov.uk/consult.ti/freightactionplan/consultationHome>
- Medway local plan - extended to 10<sup>th</sup> April  
<https://www.medway.gov.uk/apps/surveys/rcc/futuremedway/index.htm>
- White Paper "Fixing our broken housing market" – closes 2<sup>nd</sup> May  
<https://www.gov.uk/government/news/government-announces-ambitious-plan-to-build-the-homes-britain-needs>

**93 Matters Raised by Members**


- (a) Mrs Lindley reported that black refuse wheelie-bins will be distributed to residents over the next few months. The recycling and refuse collections will move to an alternating fortnightly basis as from June 2017.
- (b) Mr Theobald reported that he had received a telephone call regarding Barratts Folly, where there is a lot of material (concrete) being deposited. It was thought that this was engineering works and he will ask GBC Planning to investigate.
- (c) It was reported that the lights at the crematorium are no longer a problem in the evenings.
- (d) Mr Redfern reported that the manure at The Ridgeway has gone.
- (e) Miss Clifton reported that certain parishioners have voiced concerns about the possible need for street lighting if the CCTV camera proposal is taken up. Mr Lane stated that there is no requirement for additional lighting. The matter of having CCTV cameras in the village is being considered because of vandalism and other incidents.

- (f) Mr Lane referred to the information from the KCC Highways presentations last Autumn that Mrs Lindley had circulated. KCC has indicated that grass cutting will be reduced to five cuts per annum. The Parish Council needs to find out which areas will be cut, the cost of carrying out supplementary cuts, and how much KCC would be prepared to pay if the Parish Council took over the responsibility for maintain the grass. The Parish Council would then be in a position to consider whether it would be viable and cost effective, with the subsidy, to take this over in future.

There being no further business, the meeting closed at 9.25pm.

**PLANNING APPLICATIONS SINCE PREVIOUS MEETING on 19<sup>th</sup> January 2017**

GR/2016/1026 (Amended plans) (Standing Orders, minuted 2 <sup>nd</sup> March 2017)	Crown Cottage, Gravesend Road, Shorne, Gravesend Kent DA12 3JL	Construction of a dormer extension in the southern roof slope and alterations to the roof from hip to gable end, with conversion of the roof space into habitable rooms.	The Parish Council was unable to determine what had changed about the re-submitted plans but anyway has NO OBJECTION IN PRINCIPLE to this application. We note that since the previous application GR/2015/1257, to which we also had no objection in principle, the flat roof dormer has been halved in size and a barn end roof feature has been introduced. Sent 20/2/2017	Permitted
GR/2016/1202 (Standing Orders, minuted 2 <sup>nd</sup> March 2017)	Marling Manor, Watling Street, Gravesend, Kent DA12 5UD	Erection of one 5 - bedroom two storey dwelling with a detached double garage and one 6-bedroom two storey dwelling with integral double garage, with associated amenity areas.	Thank you for asking the Parish Council's opinion on this application which nearby adjoins the Parish of Shorne. The Parish Council commented previously on applications 20090673 (permitted after modification), and 20130719 (renewal). We note that this different proposal retains Marling Manor itself. Plot A (between Marling Manor and Oakdene): The proposal would create a 23 metre long, flat sided new building very close to boundaries of the plot and particularly to the neighbouring property to the west (Oakdene). It would have a detrimental effect on the amenity of both neighbouring properties. Plot B (between Marling Manor and Marling Cross Lodge): The proposal is for a new building which is again very close to the boundaries of the plot and would also have an (albeit lesser) adverse impact on amenity of neighbouring properties. Both plots (please note there is discrepant labelling of A and B on the various plans): Although the proposed new buildings have obscured glazing on the first floors, they would still give rise to a feeling of overlooking to neighbouring properties. Obscured glazing windows can still be opened. We consider that obscured glazing in bedrooms is not practical or satisfactory for the occupants of the new buildings. The mechanical ventilation with particulates air filtration for the houses is noted, pollution levels will of course still be a problem when using the gardens and throughout regarding NO2 levels. Sent 22/2/2017	Pending
GR/2017/0001	1 Cheney's Cottages, Thong	Erection of two storey side extension and	The Parish Council has NO OBJECTION IN PRINCIPLE to this application but requests, as the property lies within a Conservation Area, that all materials, windows etc	Pending

(Standing Orders, minuted 2nd March 2017)	Lane, Shorne, Gravesend, Kent DA12 4AA	alterations to the roof of the single storey rear extension; with a driveway to the front of the house with construction of new outbuilding.	should be conditioned to be in keeping with the materials and style of the original building. Sent 20/2/2017 [Amended plans submitted subsequently.]	
GR/2017/0055 (Standing Orders, minuted 2nd March 2017)	Communication Station Adj Inn On The Lake, Watling Street, Shorne, Gravesend, Kent DA12 3HB	The installation of two 1.0m diameter transmission dishes on the existing 35m high mast.	The Parish Council has NO OBJECTION IN PRINCIPLE to the application as the additional visual impact would seem to be minimal. Sent 20/2/2017	Pending
KCC/GR/0029/2 017 (GR/15/1192/R VAR)  (Standing Orders, minuted 2nd March 2017)	R S Skips Ltd, Unit 4, Apex Business Park, Queens Farm Road, Shorne, Gravesend, Kent, DA12 3HU	Details pursuant to conditions of planning permission GR/15/1192 - improvement and enhancement of existing waste transfer site by erection of a replacement building to provide covered working area and ancillary site improvements together with retrospective provision for trommel, picking station and wall, (Condition 5 - Materials, 6 - Archeological Watching Brief, 7 - Contamination Watching Brief, 16 - Lighting, 17 - Dust and Litter Management Plan, 18 - Odour Management Plan	Thank you very much for inviting our comments regarding the satisfying of conditions for the above planning application. Shorne Parish Council wishes to make the following comments: <u>Condition 5 (Materials – Colour of cladding on building):</u> The applicants propose “Bottle Green” giving the justification that it closely matches the colour of the plant it is intended to cover. However the colour of the plant is in our opinion too vivid and is highly visible in the landscape. We request instead that the colour should be similar to the new barns at Green Farm:  Khaki Green (RAL 100 60 20 BS 12B21), Camouflage (RAL 110 50 10) or Mushroom (RAL 080 70 10 BS 10B19) would therefore seem more suitable.	Pending  Colour advice accepted

		and 20 - Scheme of Permissive Routes and Percentage Flows of HGV's)	<p><u>Condition 16 (Lighting):</u> We request that all the light fittings should have shields/baffles around the light source/bulb so that the light source/bulb itself is not visible to lateral/long distance views.</p> <p><u>Condition 17 (Dust and litter):</u> We request that there should additionally be a process to manage/regularly collect any litter that may escape from the facility to neighbouring areas including the remainder of Apex Business Park, and that may fall from vehicles anywhere en-route to the site, again affecting the Apex Business Park itself and e.g. Green Farm lane. We would prefer the same to also apply to Lower Road and Lower Higham Road but recognise that it could be hazardous to undertake litter picking there.</p> <p><u>Condition 20 (Permissive routes):</u> We request that the list of non-permitted routes (in both the document and the letter to drivers) should have the descriptions expanded to state the village concerned, e.g. as "Forge Lane" can be found in several villages locally, it needs to be clearer which one is being specified.</p> <p>We request an addition to the non-permitted routes as above to state that the village of Shorne (approached by Brewers Road, Pear Tree Lane and Forge Lane, Shorne) and hamlet of Thong (approached by Thong Lane both north and south) are both areas which have a blanket "not greater than 6ft6in except for access" restriction so must not be traversed as a route to and from Apex Business Park.</p> <p>We request that the letter to drivers should be updated as suggested above and reissued to drivers and contractors, and then be re-provided annually as a reminder. Recipients should sign to confirm receipt.</p> <p>We request that there should be more information provided as to how the detailed vehicle tracking daily reports are to be monitored for incorrect routes being used so that corrective action can be taken in a timely fashion.</p> <p>We request that summary exception reports on incorrect route usage be produced regularly.</p> <p>We request that RS Skips should further explore the "geofencing" capability of the program which could perhaps be used to create exclusion zones and to flag up non-permitted routes in real time.</p> <p>Sent 22/2/2017</p>	
GR/2017/0095	Hartshill Bungalow Thong Lane	Single storey rear extension with a depth of	The Parish Council has NO OBJECTION IN PRINCIPLE to the relocation of the extension but after the decision notice for application GR/2016/1214 would have	Withdrawn



(Standing Orders, minuted 2nd March 2017)	Gravesend Kent DA12 4AD	8 metres, maximum height of 3.350 metres and eaves height of 2.5 metres.	<p>expected to see a full planning application submitted. This application does not include any information about the intended floor layout or visual appearance of the extension so we unable to assess these. We repeat our comments made previously that the property should remain a single and single-storey dwelling with the same roof height as at present.</p> <p>Sent 20/2/2017</p>	
GR/2017/0134  (Standing Orders, minuted 2nd March 2017)	Orchard Lea Farm, Shorne Ifield Road, Shorne, Gravesend, Kent DA12 3HE	<p>Application for a minor material amendment to planning permission reference number 20140701 relating to the change of use of existing barns into (a) a live work unit (b) two holiday lets with use of ancillary buildings as garages and demolition of existing barn (c) permitting the development to be completed with a landscaping scheme in place of a bridleway scheme and the proposed holiday lets to be occupied as permanent dwellings; to allow the substitution and revised location of the double garage to the main dwelling and removal of stabling/carports for the holiday lets.</p>	<p>The Parish Council has NO OBJECTION IN PRINCIPLE to this “minor material amendment” application provided that there will be sufficient vegetation/trees retained or newly planted to provide adequate and permanent visual screening of the development as viewed from Shorne Ifield Road.</p> <p>Sent 20/2/2017</p>	Pending