

SHORNE PARISH COUNCIL

**Minutes of the Planning & Highways Committee
Meeting held on 10 October 2013 in Shorne Village Hall**

PRESENT Mr R Theobald (Chairman)
 Mr J Bugg
 Mr M Brett
 Mr J Pooley
 Mr D Hart
 Mr R Cooper

16 Election of Chairman & Vice-Chairman

Mr Theobald was proposed by Mr Pooley and seconded by Mr Cooper for the position of Chairman.

Mr Bugg was proposed by Mr Brett and seconded by Mr Theobald for the position of Vice-Chairman.

As there were no other proposals, Mr Theobald was duly elected Chairman and Mr Bugg as Vice-Chairman.

17 Minutes of the Meeting held on 25 July 2013

The minutes were AGREED as a true record.

**18 PLANNING MATTERS
Planning Applications**

The Borough Council had given notice of one application for planning permission affecting the Parish and it was resolved that the following observations and representations be made:-

GR/2013/890
Mr & Mrs P Bannister

Erection of two storey front extension to form kitchen/dining/family room at ground floor level with bedroom and ensuite at first floor level. 8 Cob Drive, Shorne, Kent.

It is noted that the extension does not come in front of the building line and the Council has NO OBJECTION. The Council considers the proposed

extension to be well designed.

**19 Report of Action taken under Standing Order 4(a)(ii)
Schedule of Planning Applications dealt with by the
Chairman in Consultation with Members**

GR/2013/237
R S Skips Ltd
(KCC)

Erection of a permanent single storey office building at the existing waste transfer station to replace Portakabin accommodation. Unit 4, Apex Business Park, Queens Farm Road, Shorne, Kent.

The Council wishes make the following representations:-

- (a) The Council has NO OBJECTION to the application.
- (b) The Council would ask that a condition be imposed to restrict the use of the building and control its conversion into a dwelling.

GR/2013/450
Mr T Russell

Formation of an additional vehicular access onto a classified road. Starwood, Pear Tree Lane, Shorne, Kent.

The Council wishes make the following representations:-

The Council notes that the property known as Starwood already has an adequate access and a substantial turning area in front of the dwelling.

The Council wishes to register an OBJECTION to the application on the following grounds.

- (a) Pear Tree Lane is a narrow country road, in many places with poor sightline visibility where turning movements are a hazard. Increasing the number of accesses onto the road should be avoided.
- (b) The Council can find no evidence of a need for an additional access into the application site.
- (c) The site is in an area where Green Belt policies apply and development is not normally permitted. The construction of an additional access will require engineering

works.

- (d) If permitted, the access would set a precedent making it difficult to control the introduction further access points.

GR/2013/608
Mr Den Tanner

Retention of the solar panels on fara buildings.
Smith Street Farm, Forge Lane, Shorne, Kent.

The Council wishes make the following representations:-

The Council notes the buildings in question are in the Shorne Conservation Area where the Council would normally wish to resist the introduction of solar panels and similar paraphernalia because of their adverse impact on the character of the area.

In relation to the panels on the east elevation of the barn at Smiths Farm these are not readily seen from Forge Lane/Smith Street or any public right of way.

The Council notes that the panels are existing and the issue would appear to be are they so damaging to the integrity of the conservation that consent for their retention should be refused and they should be removed.

The Council considers in the circumstances noting that the panels cannot readily be seen from a public road or right of way that it would not object to their retention but the Council would be concerned that in allowing them to remain it will not to create a precedent.

GR/2013/641
Mr M Noyes

Erection of single storey front/side extension to form enlarged porch and wc. 93 Astra Drive, Shorne West, Kent.

The Council wishes make the following representations:-

The Council is concerned that the proposed side extension would encroach into the share access and could restrict access to the garaging at the rear. The Council considers it is important that access is maintained for the benefit of both properties. The Council would wish to avoid the need for on-street

parking.

GR/2013/679
Mrs A Franks

Erection of two storey side extension to form dining area at ground floor level with bedroom and bathroom/wc at first floor level. 1 Park Cottages, Tanyard Hill, Shorne, Kent.

The Council wishes make the following representations:-

- (a) The Council has NO OBJECTION to the application.
- (b) The Council notes the front elevation of the extension has been designed to harmonise with the existing dwelling. The Council would suggest the rear elevation would be improved if the windows were divided into small panes.

The Council notes from the submitted plans that the land in the ownership of the applicant extends to the land at the side the subject of an outline consent for a dwelling. In order to preserve the openness of the Conservation Area, the Council would ask if there is scope to remove the consent to develop at the side if this consent is granted.

GR/2013/682
Mr M Gozzett

Application for prior approval for conversion of dormer agricultural building to Class C1 bed and breakfast facility. Warren Farm, Swillers Lane, Shorne, Kent.

The Council notes that the 'Apple Store' was originally constructed ostensibly as an agricultural building as permitted development. The Council has seen little evidence of its having been used for this purpose. The holding on which it was erected has not been in active agricultural use and there has been no replanting or tending of the orchard. As such, it is difficult to see how the building can be redundant from agricultural use if it has never been actively used for this purpose.

The Council wishes make the following representations:-

The Council wishes to register its OBJECTION to

the application on the following grounds.

- (a) The Council notes that two applications have been made in to convert the building into a dwelling house, one under Reference GR/2011/0846 and one under reference GR/2012/0033 both of which have been refused and both of which have been the subject of an appeal and the appeals dismissed.
- (b) The site is in an area within which Green Belt policies apply, where new residential development would not normally be permitted.
- (c) The Council is aware of some recent limited agricultural and management activity on the larger holding of Warren Farm. There remains no evidence of the building having been or being used for agricultural purposes. In these circumstances, the purposes for which the building was erected must be in question. To permit a change of use would in the Council's view therefore amount to permitting the erection and occupation of a new dwelling in the Green Belt. No evidence has been educed of any special circumstances to justify making an exception to Green Belt policy save that the building has been erected is substantial and is capable of conversion.
- (d) The Council considers the proposed use of the building as a Bed and Breakfast facility is a quasi-residential use and as such should be determined against the same criteria as the two previous applications. No special circumstances have been put forward to warrant overriding Green Belt policy and the other objections.
- (e) If permitted, the application would set a precedent making it difficult to control the erection and conversion of similar alleged agricultural buildings the area.

The Council notes that some management of the larger area has recently been carried out. Whilst the Council welcomes the active management of the

area, the history of the site remains a concern and the Council would request the Borough Council, as the Local Planning Authority, to consider the making of an Order under Article 4 of the Town and Country Planning (Permitted Development) Order, placing all development in the area under planning control.

The Council considers the trees on the larger area (excluding the fruit trees) and in particular the group of trees on the top of the hill forming the Warren to be of local landscape importance and would request the Borough Council, as the Local Planning Authority, to consider the making of a Tree Preservation Order covering the site.

The Council notes there are the remains of some brick kilns in the larger area which are of historic interest and the Council would ask that consideration be given to how these might be preserved and protected.

Other Matters

The Council notes that there may be an issue regarding application of the Town and Country Planning (General Permitted Development) (Amendment Order) (England) Order 2013, and its relevance to the application in relation to amendments to Part M of the 1995 order in particular. The Council would make the following observations:-

- (i) In the first instance, there is considerable doubt regarding the building to which the application relates having been erected pursuant to a genuine agricultural use.
- (ii) As far as the Council is aware the building has no defined curtilage.
- (iii) The building is not part of a group of buildings able to provide supporting services for the proposed use.
- (iv) In the context M.1 (a) (of the Amendment Order) there is some doubt regarding the history of the building, its various uses and this paragraph is likely to mean that the Order is not relevant.

- (v) If the building is adjudged to be an agricultural building, then a need for it must have been established and any consent allowing its use to be changed, would generate a potential need for a building to replace it affecting the openness of the Green Belt.

The Parish Council would have serious doubts as to the application of Amendment Order in relation to the building the subject of the application.

If not withstanding the objections outlined above, that Borough Council decides to grant consent for the change of use, the Parish Council would request that:-

- (1) Conditions are imposed removing the permitted development rights.

The history of the site is one where development has taken place and where the justification for the development has subsequently come into question.

- (2) That the remaining land forming Warren Farm outside the curtilage of the proposed dwelling be made the subject of a direction under Article 4 of Town and County Planning (General Permitted Development) Order as amended.

The building, the subject of the application, was erected on the site as permitted development for purposes which are now being called into question. The Local Planning Authority should therefore have full control over any further development proposed on all the land forming Warren Farm and the Parish Council should have an opportunity to comment on any development.

- (3) A Tree Preservation Order be imposed to protect the mature trees on the remaining land forming Warren Farm outside the curtilage of any proposed development, particularly the trees on the top of the Warren which are an important landscape asset and can be seen over a wide area.

GR/2013/719
Mr & Mrs ASM Phillips

Application for renewal of outline application Ref No 209/673 for outline application for the demolition of the existing dwelling and outbuildings and erection of five detached dwellings with associated garages and parking. Marling Manor, Watling Street, Gravesend, Kent.

The Council wishes make the following representations:-

- (a) The Council has NO OBJECTION to the application as represented on the indicative plans submitted in support of the application.
- (b) If the Borough Council is minded to grant consent for the proposed development, the Parish Council would ask that conditions are imposed limiting the number and size of dwellings to those shown on the indicative plan.

GR/2013/768
Mr Plumb

Construction of side and rear ends to roof; dormer window in rear roof slope and conversion of existing and proposed roof space into two bedrooms, bathroom/wc and ensuite room/wc. 53 Marling Way, Shorne West, Kent.

The Council wishes make the following representations:-

The Council is concerned the introduction accommodation in the roof space and the formation of a gable at the southern end of the roof with a window into the roof space could result in overlooking of the adjacent property. The differences in level and the increase in the affective height of the building adjacent to the southern boundary may also result in a loss of amenity to the adjacent property.

GR/2013/797
Mr M Crabb

Erection of single storey rear extension to form a wc and enlarged kitchen/diner; rebuilding of existing conservatory to form garden room and conversion of rear part of integral garage into a store room. 5 Ryecroft, Shorne West, Kent.

NO OBJECTION**20 Decisions of the Borough Council**

- (a) GR/2013/527 - Deglan, Pear Tree Lane - PERMITTED
- (b) GR/2013/620 - 29 Astra Drive - PERMITTED
- (c) GR/2013/679 - 1 Park Cottages, Tanyard Hill - PERMITTED
- (d) GR/2013/768 - 53 Marling Way - PERMITTED

21 Notices of Appeal

There were no Notices of Appeal.

22 Lower Thames Crossing (6)

A public meeting with Alan Holloway, MP, is to take place on the Lower Thames Crossing, organised by Chalk Church Action Group “abridge2far” on Thursday, 17 October 2013 at 7pm at Shorne Village Hall.

23 Local Development Framework (7)

The Examination in Public for Local Development Framework closed on 18th September 2013 and the inspector wrote to the Borough Council on 23 of September 2013 with three alternative causes of action:-

“1] I proceed to write my report on the basis of the evidence that is already before me. It will be apparent from the above that this is unlikely to result in a finding that the plan is sound.

2] I suspend the examination. This would be so that the Council can undertake a new Strategic Housing Market Assessment, reconsider the submitted Plan in the light of the outcome thereof and revise it accordingly, if this could be done without fundamentally altering the spatial strategy and/or prejudicing the preparatory work carried out to date and within a realistic timescale of no more than 6 months (the maximum advised), allowing also for a full 6 weeks public consultation period within that timescale.

3] I recommend main modifications to the plan, which I consider would make it sound. These would be based on all the evidence now available, including that submitted by representers. They would inevitably include a significant addition to the total figure for new housing over the plan period and an increase in the target annual delivery rate accordingly, as well as the proposed allocation of Land West of Wrotham Road, Gravesend for primarily residential development, to be brought forward as soon as possible, to help provide a 5 year housing land supply in the Borough. All of the above would also have to be reflected in a revised housing trajectory, to be included as an Appendix to the Plan, against which monitoring of delivery would take place over time.”

The inspector went on,

“Depending on the final details of the main modifications, it may also be necessary to recommend a change to the plan period, such as to 15 years from the date of adoption, to potentially facilitate the general phasing of new housing delivery over 3 x 5 year periods.

In the event that this alternative is selected, I would invite the Council to put forward a provisional timetable for undertaking a revised Sustainability Appraisal/Strategic Environmental Assessment (and possible Habitats Regulations Assessment) of the main modifications, as well as a full 6 week period of public consultation, following which I would consider all relevant responses before completing my final report. I anticipate that it may well also be necessary to hold further hearing sessions in the light of those responses, potentially in Spring 2014.”

The Inspector also pointed out there was a fourth alternative,

“Of course, a fourth alternative would be for the Council to withdraw the plan and resubmit it for a fresh examination by a different Inspector at some time in the future when all of the work referred to above has been completed.”

It was reported that the current plan provided for 4,600 dwellings and the figure the Inspector is likely to be looking for is in the order of 7,000. There is likely to be a review of the Green Belt with the intention of releasing land for development.

24 Airport Strategy (8)

It was noted that the House of Commons Transport Committee had published a report favoring expansion at Heathrow.

There were press reports that Sir Howard Davies, the chairman of the Airports commission in a speech on the 7th October 2013 had, affirmed for the first time, that Britain will need new runways. He made reference to possible expansion at Heathrow and he was still considering proposals for a new airport in the Thames estuary.

HIGHWAY MATTERS

25 Accident Reports

- (a) An accident reported which took place on Friday, 4 October 2013 at the upper end of Tanyard Hill where a minibus had overturned. The road was closed with the police in attendance.
- (b) Post Office Green/Hayes Terrace - Damaged Railings (9b)

It was agreed to write to Mr Fish, Briar Cottage, about the accident which occurred on Sunday, 19 May 2013 when the railings were damaged. A quotation has been received from Gravesend Fencing Ltd to repair the damaged railings.

26 The Ridgeway - Interactive Sign (10)

Cllr Sweetland had advised at the last full Council meeting that cost for the interactive

sign will be £7,000.00; half of which will be paid from Cllr Sweetland's grant fund. Mr Bugg has been in contact with Ben Hilden on Friday, 27 September 2013, who advised that they are considering a position for the sign on the opposite side of the road. However there was a problem with the water main and they were awaiting a report from Southern Water on the exact position of the main. He expected to have a decision by the end of following week, Friday, 4 October 2013 and would advise on their recommendations.

27 The Ridgeway - Footway Extension (11)

- (a) It was agreed that the footway extension should be put on hold and that priority should be given to the interactive sign. The Parish Council will try to pursue the matter in the context for works in the 2014 programme.

28 Condition of Roads in the Parish (12)

The works have now been completed though it was noted that the works in Woodlands Lane were still outstanding.

Mr Pooley had reported to the Clerk that that there was a broken tree branch still hanging from the tree but obstructing Brewers Road between Woodlands Lane and the Country Park on the northern side of Brewers Road. It was dangerous as it could not be seen from any distance. The matter was reported to the Contact Centre at Kent Highways who has dealt with the matter.

29 Mill Hill Lane/Warren View/Other Locations - Blocked Gullies (13)

The gully in Warren View adjacent to No 21 and the gully on the west side of Mill Hill Lane at the junction with Crown Lane have both been cleared. It was reported that the gully at the bottom of Mill Hill Lane on the east side is clear, but the one on the west side needs clearing as it is full. It was agreed to report this to the Kent Highways, asking for the gully to be cleared.

It was reported that flooding occurs, due to insufficient drainage, at the Crossroads at the junction of Forge Lane and the A226 and also outside Baylis Nurseries in Thong Lane. It was agreed to report this to the Kent Highways, asking for the gullies to be cleared.

30 Footway - Forge Lane (14)

The fencing repairs are still in the hands of Ben Hilden (who has taken over from Rebecca Bailey), to apportion any works necessary for the remedial works to be carried out to amend the situation.

31 Matters Raised by Members

- (a) Mr Theobald had reported that with regard to the landscaping strip off Michael Gardens, he had contacted Mr Miller who in turn has raised the matter twice with the officers at the Borough Council. No decision has been made on the matter. The matter is to be kept under review.
- (b) Mr Bugg reported that he would like the "Slow Down" sign to the east of Shorne Cross-

roads on the south side of the A226, to relate to the speed limit. It was agreed to contact Alan Casson at Kent Highways drawing his attention to this.

- (c) Mr Hart gave an update on the road works to be carried out in Marling Way. He reported that a double row of red bricks have been laid on the boundary. On the “width restriction” sign, Alan Casson has advised that this may be possible if the sign was funded by the Parish Council. Mr Hart was asked to enquire as to the costs for this.

Subsequent to the meeting, a reply from Alan Casson advises that for a “weight restriction”, the main cost is getting the TRO through, including advertising and officer time. This would cost around £1,000-£1,500. If people objected to the TRO and it therefore went to the Joint Transportation Board, the costs of that may increase. The cost of the signs and posts are not significant, perhaps £300-£500. That is assuming that they did not consider physical changes to be necessary such as build-outs. This is generally not done for weight restrictions. Build outs are usually part of traffic calming and/or width restrictions. The cost of build outs is difficult to estimate but they do tend to cost quite a few thousand pounds. When they have processed TROs for the Parish they tend to ask for an up-front payment of £1,000 to cover the TRO costs.

- (d) Mr Theobald reported that he had spoken to Mr Marshall, the architect, the developer and three other people in Higham about the Gravesham Memorial Park/Crematorium. Mr Brett asked why the Dartford area was not being looked at as a possible location. Mr Theobald reported further that there is a deficiency of burial plots in the area. There will be a Presentation at the Borough Council on Monday, 14 October 2013.
- (e) Mr Bugg and Mr Theobald visited the site in Mill Hill Lane and saw Mark Riddick regarding his request to go straight across the footpath, over the green in order to make his exit from his residence less hazardous. Mr Bugg also saw Mark Riddick on Saturday, 5 October 2013, to ask him to clear 1 metre of pathway for the Parish Council in order to assess the difference in the levels.

There being no further business, the meeting closed at 9.24pm.