

SHORNE PARISH COUNCIL

**Minutes of the Planning & Highways Committee
Meeting held on 12 June 2014 in Shorne Village Hall**

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

1 Election of Chairman & Vice-Chairman

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

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

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

2 Minutes of the Meeting held on 24 April 2014

The minutes were AGREED as a true record.

**3 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/2014/548
Mr & Mrs R Griffin

Erection of single storey front extension to form enlarged kitchen and entrance porch. 11 Crown Green, Shorne, Kent.

The Council wishes make the following representations:-

- (a) The Council has NO OBJECTION to the application.

- (b) The Council notes that whilst this is a proposed front extension it does extend in front of the building line.

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

GR/2014/280
Mr K Springhall

Erection of a two storey rear extension. 6 Wykeham Close, Shorne West, Kent.

The Council wishes make the following representations.

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

- (a) The proposed extension by virtue of its height and length is likely to have an adverse impact on the amenity of the adjoining occupiers.
- (b) The rear garden of the property is relatively small and the proposed extension is excessively large in relation to the size of the garden.
- (c) If permitted, the proposed extension is likely to set a precedent making it difficult to control similar development in the area.

GR/2014/307
Mr N Masoud

Demolition of existing two storey dwelling and erection of replacement two storey detached dwelling with additional basement level and increase in width of vehicle access. Brackenside, Pear Tree Lane, Shorne, Kent.

The Council wishes make the following representations.

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

- (a) The proposed dwelling is bulky, ill-proportioned in terms of its design and fenestration and out of character with the area.

- (b) With reference to IV of the Design and Access Statement the Council considers the proposed dwelling would not harmonise with the street scene in Pear Tree Lane.
- (c) With reference to paragraph 5.12 of the design of the Design and Access Statement the Council does not find the design aesthetically pleasing and does not consider integrates into the neighbourhood.
- (d) The Council cannot see that the proposal can be considered a 'contemporary design'. In the Council's view the proposal lacks design completely.
- (e) The Council objects to the proposal to remove the hedge and replace it with a wall since this would be an urban intrusion further damaging the rural character of the area.

GR/2014/378
Mr Matthew Mason

Erection of an open-fronted detached double garage at the front. Woodside Barn, Thong Lane, Shorne, Kent.

NO OBJECTION

GR/2014/419
Mrs Carol Homden

Outline application for the demolition of the existing dwelling and the erection of a detached replacement dwelling. Venesta, Woodlands Lane, Shorne.

The Council wishes make the following representations:-

- (a) The Council notes this is an outline application.
- (b) The Council has NO OBJECTION in principle to the application, but the Council would request that conditions are imposed on any grant of consent to prevent overdevelopment of the site.
 - (i) A limit to a single dwelling.
 - (ii) A limit to the height of the dwelling (no more than two storeys) and limit on the size of the dwelling.

Noting that the site is adjacent to public open space on the fringe of the village.

5 Decisions of the Borough Council

There were no Decisions of the Borough Council.

6 Notices of Appeal

There were no Notices of Appeal.

7 Lower Thames Crossing (53)

Nothing further to report.

8 Local Development Framework (55)

Following the re-opening and the examination in public, the Inspector's report which was due in June will now be in August 2014.

10 Airport Strategy (56)

Nothing further to report.

HIGHWAY MATTERS

11 Accident Reports

- (a) No accidents reported.
- (b) Post Office Green/Hayes Terrace - Damaged Railings (57b)

Gravesend Fencing has carried out the works.

12 The Ridgeway - Footway Extension (59)

It was agreed that the footway extension should be put on hold and that priority should be given to the interactive sign. As the sign has now been installed, the matter will be pursued in due course.

13 Condition of Roads in the Parish (60)

The works have now been completed though it was noted that the works in Woodlands Lane were still outstanding. It was reported that Forge Lane at the Crossroads is bad.

14 Mill Hill Lane/Warren View/Other Locations - Blocked Gullies (61)

- (a) Blocked gullies have been reported to Kent Highways as follows:-
- (i) Mill Hill Lane - both gullies east and west of junction - **Ref: 17438451**
 - (ii) Forge Lane - east side of junction with Crown Lane - **Ref: 17438453**
 - (iii) Tanyard Hill - east side, adjacent to property known as “Ines Coillte”
- **Ref: 17438354**
 - (iv) Warren View - east side at junction with Swillers Lane - **Ref: 17438355**

Mr Theobald will check on which works have been carried out.

- (b) It was reported that the drain is blocked in Crown Lane by the traffic barrier. This has been reported to Kent Highways. **Ref: 17439090.**

The Parish Council was advised that the drain had been cleared but Mr Theobald will check on whether this has been carried out.

15 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. Mr Theobald will write to Mr Miller about this.
- (b) With regard to Marling Way and a “width restriction” sign, Mr Theobald suggested that a chicane would be more effective. It was reported that the traffic problems have increased due to the opening of the new Tesco store. Mr Theobald will contact Cllr Sweetland about this.
- (c) Mr Brett drew attention to cars parking on the footway outside the Country Park. It was suggested that preventative measures on the footway outside the entrance to the Country Park should be looked at. It was agreed to write to Tim Bell about this.
- (d) Mr Pooley drew attention to a Farmers’ Market which was held the previous Sunday at Warren Farm which caused parking problems in Swillers Lane, Hollands Close and Warren View. Several parishioners were complaining about this. It is thought that this was to be a monthly Event. More information was needed like dates of the Events, who were the organisers etc in order that the Parish Council could proceed with the matter and contacting the PCSO for Shorne.

There being no further business, the meeting closed at 8.45pm.