

SHORNE PARISH COUNCIL

**Minutes of the Planning & Highways Committee
Meeting held on 8 June 2017 in Shorne Village Hall**

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

**ALSO IN
ATTENDANCE** Mr D Parmenter

APOLOGIES for absence were received from Mrs T Martin, Mr R Cooper,
Mr M Redfern and Mr R Hardy

1 Minutes of the Meeting held on 13th April 2017 and Notes of the Extra Meeting held on 20th April 2017

The minutes and Notes were AGREED as a true record.

2 Matters Arising from the Minutes not Otherwise on the Agenda

- (a) Nuralite (British Uralite) (Item 98b): Mr Theobald reported that the problems were falling between Gravesham and KCC, the landowners have been told that they need to submit a planning application.
- (b) Barratts Folly (Item 98c): Mr Theobald reported that GBC Enforcement Officers had advised the property owner that they are in breach of planning regulations and required to remove the hardcore material that had been deposited on farmland. The next step if no compliance will be a Court Order.
- (c) See Ho Exterior Lighting (Item 96d): This is still considered a problem, Mrs Lindley will write to the manager.
- (d) Michael Gardens Landscaping Strip (Item 96b): Mrs Lindley had written again to GBC as agreed pointing out that it is excessive cutting of tree and vegetation screening that is of most present concern, also suggesting again that GBC should write to all owners of properties adjacent to the strip now and regularly reminding them of the ownership, need for licences to occupy if relevant, and the covenant regarding vegetation height.

3 Correspondence

- (a) Buses turning at Chestnut Green: A parishioner had contacted the Parish Council in January 2017 and again in May 2017 as the problem was still occurring. There was discussion about which bus company and route was causing the problem (Redroute). Mrs Lindley agreed to write to the bus company.
- (b) Crematorium – hearses transiting the village. As per minute 114(c) Mrs Lindley had investigated the Crematorium website, and also the GBC planning approval conditions, and had written to the managers. The website did not give directions about the access route and furthermore the address is given as Shorne, which might encourage users to think that going via Shorne was the correct route. She had requested that users be informed that they should not traverse the village and that access instructions be put on the website. Regarding the address, that had been provided to them by the post office. Mrs Lindley agreed to contact the relevant GBC officer regarding address allocation to clarify the position. Mr Parmenter reported that a cortege had been held up recently on Woodlands Lane due to the road being temporarily blocked by the refuse lorry. Mrs Lindley reported that according to the GBC website there should have been an access plan and signage put up but that does not seem to have happened and the condition has not been discharged or followed up. She will write to GBC Planning Department about this. It may be that we will need to request signs saying “No access to Crematorium” to be put up.
- (c) Land between 29-31 The Street: See minute 77(b). This had been the subject of complaints from parishioners, that the land was now poorly fenced, overgrown and has an old car situated there, half in the garage which is collapsing. The planning history was reviewed for members. There was discussion about whether the plot is within the Conservation Area, Mrs Lindley will check. From “Google Streetview” the car had appeared after July 2012. Mrs Lindley had checked the ownership information with Land Registry as the information she had been provided with recently was not up to date. The plot is now owned since July 2013 by four named individuals residing at the same address in Gravesend. Mrs Lindley will write to the owners.

PLANNING MATTERS

4 Planning Applications/Issues Pending

- (a) Pear Tree Lane – various applications: Several planning applications had been received for properties in Pear Tree Lane, three of which were for new dwellings in the Green Belt which would not normally be permitted.
- (b) Advertising vans parked on bridges: There had been considerable problems caused by vans, carrying advertising hoardings relating to a van hire business on the Medway City Estate, parking on both the Thong Lane and Brewers Road overbridges of the A2. Brewers Road was particularly problematic as the van was half on the pavement. Mr Lane had liaised repeatedly with GBC and KCC and the Police to get them removed as they were creating hazards for pedestrians and traffic which had to drive round them. At the time of the meeting efforts had been successful.

5 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

Mrs Lindley apologised that she had omitted to bring the printout but reported that only two applications and a pre-application discussion were recorded, none of which caused any concerns. Please see the Table at end of minutes.

6 Decisions of the Borough Council

None relevant

7 Notices of Appeal

No Notices of Appeal.

8 Parish/Neighbourhood Plan

Mrs Lindley has a carried forward action point to draw up a report formally explaining the decision not to proceed with a Neighbourhood Plan because it requires the identification of land for development.

9 Major Plans etc affecting the Parish

Lower Thames Crossing: The first meeting with Highways England (HE) had taken place on 18th May and was friendly and constructive. Susan Lindley, Bob Lane and Robert Hardy had attended (Robin Theobald had to give apologies as away). HE fielded Robert Audsley, Steven Davies and Eva Simunovic. We put forward our views on the proposed route, particularly opposition to the A226 junction, need for the tunnel portal/total tunnelling to extend as far south as possible and/or maximum cut-and-cover, green bridges etc, maximising environmental and general mitigation measures, and redesign of the A2/Marling Cross junction.

We gave HE reasons why they would need/want to modify the present plans. We also raised the problem of the present lack of noise attenuation measures for the existing A2. HE said that they are looking at having the road link as three lanes in each direction, and that the A2 might need “widening” to five lanes between the new A2 junction and the existing M2J1. HE anticipated having a further meeting in two-three months, by when they hope to have updated drawings. They want to hold some local public information events.

Mr Lane had separately, through his LTCA role, been in contact with David Hughes and David Turner of Gravesham Borough Council.

10 Outside Parish but with impact

Coastal Path development: The PC had been circulated about information events relating to this project, there were various dates and locations, such as Wednesday 5th July 5.30-7.30 in the Gravesend Civic Centre. Mrs Lindley hopes to attend that.

HIGHWAYS MATTERS

11 Accident reports

There have unfortunately been several accidents:

- (a) Monday 24th April 2017 – Brewers Road near the Country Park. A car that had come across the A2 overbridge and slowed to turn right into The Nook was shunted by a lorry. This had been somewhat predictable in relation to the altered entrance location. We had flagged up safety issues to GBC prior to them granting the planning permission. Mrs Lindley has contacted KCC requesting alteration to the road signage to make clear that there is an additional turning before the A2 on-slip.
- (b) Saturday 20th May 2017 – Afternoon of Saturday 20th May at Shorne Crossroads. Two cars had collided, believed to have both been on the Gravesend Road, Police attended.
- (c) Thursday 25th May 2017 – Thursday 25th May 2017 – On The Ridgeway near the entrance to the football ground, the road was blocked after a car collided with a parked vehicle.

12 Traffic monitoring, Speedwatch, Lorrywatch

Nothing specific to report. HE do not yet apparently have the data from the detailed traffic surveys undertaken last October and November.

13 Street Lighting

Nothing to report.

14 Road condition

A lot of potholes had been marked up for repair, at Chestnut Green some weeks ago. Investigation of the depression in the road near the Village Hall has not yet taken place.

15 Hazards

- (a) Lorries parking beside the A2 – preventative bollards have been installed on the south side on the slip road from the garage. An electronic “Clearway” sign is in place on the north side.
- (b) Park Pale access road misuse – occasionally lorries are parking there overnight, warning signs about “no parking overnight” might be needed. Possible traffic calming measures there were also discussed however lorries do need to use the route to access the Harlex yard.

16 Parking/traffic problems

- (a) Waiting restrictions – The parking problems and yellow lines proposal needs to be taken to the next Joint Transport Board (but see below).
- (b) Parking on pavement outside Country Park – a traffic warden was seen on 23rd May ticketing illegally parked cars.

17 Highway modifications

Traffic calming – The problems with excessive numbers of vehicles traversing the village, and speeding etc, need to be taken to the next Joint Transport Board (but see below).

18 Feedback from GBC/KCC Joint Transportation Board

The meeting that was due to take place on 22nd June was cancelled, meaning that there has not been a meeting held since last December. The next meeting is scheduled for September 13th.

19 Open Consultations

None known at present.

ANY OTHER BUSINESS**20 Matters raised by Members and attending Parishioners**

- (a) Mr Lane asked if Mrs Lindley had responded to Ridgeway parishioner opposed to the footway concept and she confirmed that she had.
- (b) Mr Parmenter reported that the pothole he had reported to KCC in Shorne Ifield Lane had been repaired although a lot of excess chippings had been left behind. He had cleared two fallen trees for which he was thanked. The building works at Orchard Lea Farm were mentioned as was the advertising sign for the See Ho at the bottom of Pear Tree Lane. Mrs Lindley said that she had considered whether to do anything about that one but in the end had decided to leave it unless Higham PC raise objections. The sign is strung between KCC signposts on KCC Highways land.

21 Matters from other Committees being discussed for convenience

Mr Lane reported on a few items:

- (a) Wood chippings for the Mill Hill Lane play area – he had obtained quotations to wash down the play equipment, trim vegetation at the rear and distribute the KCC provided wood chippings. Total quoted either £115 or £180.
- (b) Clearing Footpath NS 162 (edge of Shorne Common Rough) – a small group of local volunteers will tackle this.

- (c) KCC Footpath sign on Woodlands Lane – the sign has come down, this has been reported.

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

PLANNING APPLICATIONS SINCE PREVIOUS MEETING ON 13th April 2017

GR/2017/0370 (Standing Orders, minuted 8 th June 2017)	15 Calderwood Gravesend Kent DA12 4QH	Erection of a single storey rear extension and construction of a dormer extension in the rear roof slope.	The Parish Council has NO OBJECTION IN PRINCIPLE to this application in structural terms but is concerned about the visual impact and that the new windows in the proposed rear dormer bedrooms will result in overlooking to neighbouring properties and gardens. (Sent 3/5/17)	Permitted
GR/2017/0396 GR/2017/0370 (Standing Orders, minuted 8 th June 2017)	2 Green Farm Cottages Lower Road Shorne Gravesend Kent DA12 3HT	Erection of two storey side extension.	The Parish Council has NO OBJECTION to this application. (Sent 3/5/17)	Pending
N/A	8 Crown Lane, Shorne	Pre-application advice	<p>I understand that you are now intending to move anyway but this may still be helpful to prospective purchasers or yourself if you decide to stay. I have discussed the proposal with the Committee Vice-Chairman.</p> <p>The Parish Council would want to see a full planning permission application submitted in order to make definitive comments but in principle we would not be likely to object to a small increase in ridge height in this location or a suitable box dormer.</p> <p>Box dormers can be problematic in some designs: the roof height of the dormer should be at least two roof tiles lower than the ridge of the main roof, if flat roofed it should slope slightly outwards, windows need to take account of the risk of overlooking into windows and gardens of neighbouring properties, style should be related to that of the existing house.</p> <p>Gravesham's point is valid, and it has to be remembered that it is they who decide on permission and not the Parish Council, who only give an opinion. Given that it is the last house in the row, on higher land than most of Crown Green, and that the nearby Surgery is much taller, the Parish Council would probably comment but not object as such. Please note that if Parish Council personnel change then so might their opinion, that is why it would only be by means of a formal planning application approved by Gravesham that you/the new owner would achieve certainty.</p> <p>I hope that you will find these comments helpful and wish you well with your sale and move.</p>	N/A