

SHORNE PARISH COUNCIL

**Minutes of the Planning & Highways Committee
Meeting held on 27 July 2017 in Shorne Village Hall**

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

APOLOGIES for absence were received from Mr C Rea and Mr R Hardy

22 Presentation by Natural England Staff about the Woolwich to Grain Coastal Path

Francesca Sanchez and Maya Butler from Natural England gave a presentation about the Coastal Path project. The aim is to have 2900 miles of freely accessible path, with National Trail status, in place by 2020. They are presently working on the Northfleet to Grain section. The path will supersede the Saxon Shore way, taking into account protected habitats along the route, plus any diversions needed due to rising water levels. There will be more signage. Otherwise the only material change is likely to be use of kissing gates rather than stiles. Affected landowners do not get compensation but have decreased liability. The process is to survey, publish draft recommendations later in the year with an eight-week consultation period for landowners etc (including the Parish Council) to object, and then implement if agreed by the Secretary of State. Subsequently there will be 5-yearly reviews.

Members raised various issues including: access to the path (unfortunately not covered by the project); muddy area west of Shornemead Fort adjacent to the Police training college (for investigation, path may have been diverted from the top of the bank there); maintenance arrangements (KCC will get a grant, spend will be audited); any adverse effect on protected sites through increased recreational use (considered unlikely).

23 Minutes of the Meeting held on 8 June 2017

The minutes were AGREED as a true record.

24 Matters Arising from the Minutes not Otherwise on the Agenda

There were no matters arising from the Minutes.

25 Correspondence

- (a) See Ho Exterior Lighting/Noise (2c): GBC have approved the landscaping scheme, we had submitted comments about the parking issues. Mrs Lindley has written to the manager at the See Ho about the over-bright exterior lighting. Mr Theobald reported concerning discussion with a parishioner who had complained about the noise from the extract fan and the public address system. It was reported that the See Ho will be having live music outside. Mr Theobald checked on the current position with the Environmental Officer.
- (b) Buses turning at Chestnut Green (3a): Mrs Lindley asked for clarification about which bus company was causing the problems (Redroute) and will write to the manager about this recurring problem.
- (c) Crematorium Address: Mrs Lindley reported that a reply from GBC had advised that the address is correct as the road at that point is apparently “Gravesend Road, Shorne”. Mrs Lindley also had pointed out that the road signage condition had not been discharged, and this is to receive attention.
- (d) Land between 29-31 The Street (3c): Mrs Lindley has written to the owners, asking them to tidy up the area and keep it in a safe condition. Mrs Lindley had confirmed that the land is in the Conservation Area.
- (e) The Ridgeway - Speeding/Parking Restrictions: Mrs Lindley has replied to the parishioner who had expressed concerns about the speed of cars at The Ridgeway and the situation regarding parking restrictions. She had also submitted a request to KCC concerning traffic volume, speeding and the lack of a sign identifying the village but this had been rejected without discussion. She will take that up again.

PLANNING MATTERS

26 Planning Applications/Issues Pending

- (a) Advertising Vans parked on Bridges: Problems had unfortunately continued. Mr Theobald reported that the advertising van had moved to the Park Pale overbridge for a few days but had moved on again that day. He has delivered a report to Peter Price, the Acting Development Control Manager at GBC with a letter formally requesting action regarding the advertising vehicle. He has asked about parking legislation. He also pointed out to GBC that this nuisance/hazard/unlawful display dates back to April this year, that is, it has already been going on for four months.
- (b) Sunridge, Pear Tree Lane: Application to additionally build two new houses on Green Belt land.
- (c) Copperfields Public House, Gravesend Road: The pub is to be re-branded. Changes in signs have been requested, two additional and one much larger than at present and internally illuminated.

27 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

Please see the Table at end of minutes.

28 Decisions of the Borough Council

None relevant

29 Notices of Appeal

No Notices of Appeal.

30 Parish/Neighbourhood Plan

Mrs Lindley reported that an opinion survey is being sent out with the Parish Report.

31 Major Plans etc affecting the Parish

Lower Thames Crossing: Highways England held their drop-in session at the Village Hall on Tuesday, 25 July 2017 which was well attended. Parishioners with directly affected properties were able to have useful discussions. No new information was presented. It was noted that a house in Pear Tree Lane had been bought out prior to the route announcement in April.

32 Outside Parish but with impact

- (a) Paramount Park: Paramount as a company have pulled out of the scheme but the London Resort Co is still working on plans.

HIGHWAYS MATTERS

33 Accident reports

No accidents reported.

34 Traffic Monitoring, Speedwatch, Lorrywatch

Miss Clifton submitted the Speed Watch figures to members. These are now in a new format which is less informative. She will send the Chairman the figures for the number of vehicles observed during the sessions.

35 Street Lighting

Mr Theobald reported that the street light in Forge Lane, adjacent to the Crossroads, had a cantilever arm hanging off, this has been removed.

36 Road condition

The Parish Council has been advised of various road work improvements to be carried out in the parish at Mill Hill Lane (drains), and pavements at Tanyard Hill and Court Lodge. Thong Lane resurfacing works have been delayed. Potholes were marked up ages ago at Chestnut Corner but the works are still outstanding. Mrs Lindley met with Steven Black, the new Kent Highways Steward, on 6th July. They had a drive around of most of our roads and the various locations in the village where repair works are required or still outstanding.

37 Hazards

- (a) Park Pale access road misuse (15b): Mr Lane reported that on 12 July 2017, the police took some action and issued fixed penalty notices. Notices that Mr Lane had put up were torn down almost immediately.

38 Parking/traffic problems

- (a) Waiting restrictions – The parking problems and yellow lines proposal needs to be taken by Mr Theobald to the next Joint Transport Board which will be held on 13 September 2017.

39 Highway modifications

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

40 Feedback from GBC/KCC Joint Transportation Board

The next meeting is scheduled for 13 September 2017.

41 Open Consultations

None known.

ANY OTHER BUSINESS**41 Matters from other Committees being discussed for convenience**

- (a) Recreation Ground Gate: Mr Lane reported that he had received a quotation of £337.70 + VAT for the repairs to the gate at the recreation ground which has dropped. Members agreed to go ahead with the works.
- (b) Mill Hill Lane play area – Gate Post: Mr Lane reported that he had received a quotation of £150 + VAT for the repairs to the gate post at the Mill Hill Lane play area. Members agreed to go ahead with the works.
- (c) Crabbles Bottom Fencing: Mr Lane reported that he had received a quotation of £514.57+ VAT for the repairs to the fencing at Crabbles Bottom and a further quotation

of £744.53+ VAT for the repairs to the fencing opposite the brileway. Members agreed to go ahead with the works.

- (d) Parish Annual Report: Mrs Lindley asked if anyone had a suitable photograph for the cover for the Parish Annual Report. The survey will also be inserted in the Report.
- (e) Drop-In Sessions/Parish Council Surgeries: The topic was discussed. Members considered it was a good idea and that they could perhaps take place every six months, on a Saturday from 10-12am in the Village Hall. Mrs Lindley will arrange a date in October for the first one.
- (f) 31 The Street: Mrs Lindley reported that vehicles drive over the pavement and verge here as there is not a dropped kerb. The Parish Council will write to the owner/occupier asking for this to be resolved.
- (g) Access to field next to Woodlands Lane: Mrs Lindley drew attention to the access to a field on the west side of Woodlands Lane, where new gates have been installed immediately adjacent to the carriageway rather than being inset as is usually done. Mr Lane reported that the gates are two foot in and level with the wall. The issue was not whether the gates are on the owners land but that vehicles have been obstructing the road while personnel have been opening and closing the gates.
- (h) Danver Lodge, Pear Tree Lane: A parishioner brought to our attention that the trees have been cleared out in the front garden. However, these were not in any way protected so although regrettable, especially that the planning application had been misleading, this was not an enforcement issue.
- (i) Sign on Football Clubhouse: It was noted that there is an advertising sign on the clubhouse showing sponsorship by a company. The club should have asked permission prior. Mr Theobald advised that the Club should be written to reminding them of the conditions as stated in the lease.
- (j) Local Plan: Mr Theobald reported that GBC are hoping to publish something in October 2017. There is to be a 28% increase on the previous housing figures.
- (k) On-line mapping system: Miss Clifton reported on the on-line system “Geosphere” (parishonlinegeosphere.com), an on-line mapping system for Town and Parish Councils. The web based mapping facility has up to 150 layers of information available, to enable the recording of every asset, planning application, boundaries etc. The Parish information is integrated with the local authorities’ information. There is an annual subscription to have a licence (thought to be at a cost of £60 - £80).

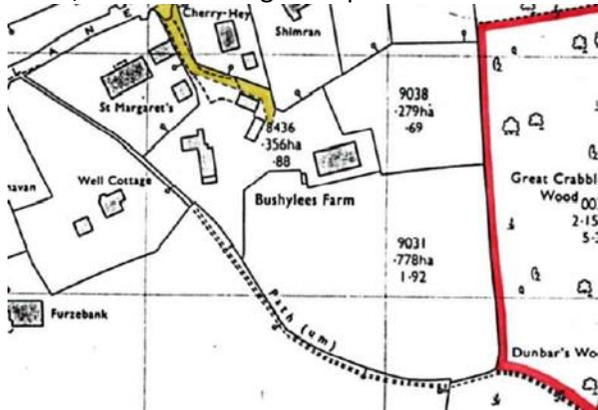
There being no further business, the meeting closed at 9.51pm.

PLANNING APPLICATIONS SINCE PREVIOUS MEETING on 8th June 2017:

Ref	Address	Description	SPC Submission	Decision
GR/2017/0338	Land East Of Danver Lodge Pear Tree Lane Shorne Gravesend Kent	Outline application, with all matters reserved, for the erection of a detached bungalow and double carport.	The Parish Council wishes to OBJECT STRONGLY to this application. The application proposes a new dwelling where there is nothing built presently, in the Green Belt where new dwellings would not normally be permitted. No valid need or reason is given for contravening Green Belt policies. The site is presently mature woodland and a local wildlife site, which the application proposes to destroy, with consequent detrimental effect on the rural area and street scene. We note that in a covering letter dated 28th March 2017 the applicant's agent refers to "..... a new house just across the road..." however the property referred to is in fact a replacement house. The situation there is therefore completely different in planning policy terms, and cannot be used to justify this application. (Sent 12/6/17)	Withdrawn
GR/2017/0423	19 Crown Green Shorne Gravesend Kent DA12 3DT	Application for a Lawful Development Certificate in respect of the proposed infilling between the two existing dormer windows in each of the side roof slopes.	The Parish Council has NO OBJECTION to this application. It is considered that the modifications suggested will not have any material effect on the street scene or on neighbouring properties. (Sent 12/6/17)	Certificate granted
GR/2017/0454	15 Michael Gardens Gravesend Kent DA12 4QA	Enlargement of the existing garage.	The Parish Council previously submitted comments under application number GR/2017/0239. The Parish Council has NO OBJECTION IN PRINCIPLE to the planning application but wishes to comment that, being an odd shape, the way that the roof is constructed and will connect with the neighbouring adjoined garage roof is difficult to follow. (Sent 15/6/17)	Permitted
GR/2017/0496	Shorne Mead Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Demolition of existing garage and erection of a detached two storey annexe and garage incorporating a dormer window in the front roof	The Parish Council wishes to OBJECT to this application. The application is to demolish and rebuild the only recently (October 2014) permitted and constructed garage and gym/games room building to become what would in effect be a separate two storey, two bedroom and two bathroom (one en-suite) residential dwelling. The property is located in the Green Belt, where restrictive planning policies	Pending

		<p>slope and Juliette balconies on the north-west and south-east elevations.</p>	<p>apply, and where new dwellings would not normally be permitted. The proposal refers to “... changing family circumstances where annexed residential accommodation is now required...” but does not provide detail of the need, how the building design proposes to meet this, what alternatives have been considered or why Green Belt policies should be set aside. The proposed Juliette balcony and large windows on the north-east elevation could give rise to loss of amenity and overlooking of the neighbouring property (Little Priory). This issue should also be considered with regards to Woodhurst on the other side of Pear Tree Lane. Under the previous planning application GR/2014/0811, the use of the building was conditioned to only be a garage and gym/games room ancillary to the main house. This present application proposes a material change to create self-sufficient, detached residential accommodation. If this application is to be permitted, then we request that the building permission should be strongly conditioned that its residential use is restricted to being ancillary to the main house of Shorne Mead, and that it cannot be used as a separate dwelling. (Sent 12/6/17)</p>	
GR/2017/0522	<p>Sunridge Pear Tree Lane Shorne Gravesend Kent DA12 3JX</p>	<p>Outline application for the residential development of 2 new dwellings and refurbishment of an existing dwelling at Sunridge, Pear Tree Lane, Shorne.</p>	<p>This application is composed of two parts: 1) Construction of two new residential dwellings, of unspecified size: The Parish Council OBJECTS STRONGLY to this part of the application. The property is located in the Green Belt, where restrictive planning policies apply, and where new dwellings would not normally be permitted. The proposal does not give any reasons as to why Green Belt policies should be set aside in order to permit such a development. If permitted it would set an adverse precedent. The proposal would increase human and vehicular traffic through Great Crabbles Wood which is a designated Site of Special Scientific Interest, to its detriment and possibly direct damage. The land is referred to in the design and access statement as “associated garden” of Sunridge, which has “little relationship to the property and has been left unused for many years.”, however the extent of the actual residential curtilage of Sunridge is unclear as it is not shown on the plans. It is believed that, as Sunridge is a converted agricultural building, in that case it might only have had a very small defined residential curtilage, with the</p>	Withdrawn

			<p>majority of the land remaining of agricultural designation. This appears confirmed by the HM Land Registry plan K6211115 (for the eastern part of Great Crabbles Wood), extract below, which shows a field boundary around land numbered 9038.</p> <p>We have the following additional comments:</p> <ul style="list-style-type: none"> • There are several discrepancies between the various site drawings submitted and the HM Land Registry title plans. • The access route to the property is currently on the east and south side, the proposal moves it to the north side where it will run adjacent to the gardens of the houses fronting Pear Tree Lane, to the detriment of their amenity. • The proposal would result in increased traffic and turning manoeuvres on Pear Tree Lane. • There are a number of statements made in the design and access statement which need to be verified: permitted access via the track from Pear Tree Lane for an increased number of dwellings; the routes of telephone, power and water supplies to the new properties; the feasibility and permission for cess-pit drainage (nearby properties having pumped sewerage) in a water catchment area. • The suggested designs would be out of character to the area and visually intrusive to neighbouring properties. <p>2. “Refurbishment” of existing dwelling</p> <p>The Parish Council has NO OBJECTION IN PRINCIPLE to this part of the application but in the context of the following comments:</p> <ul style="list-style-type: none"> • The meaning of “refurbishment” requires clarification. • The actual curtilage of the Sunridge building requires definition (see above). • The Sunridge site now includes very large areas of hardstanding/block paving which exceed that normally found in residential dwellings and create water run-off difficulties. • The residential status of the entire building requires clarification. The present dwelling was converted from a stable block, permission was granted in 2000 (Ref GR/2000/0594). The decision notice loaded on-line is very difficult to read but contains a large number of conditions, some of which may possibly have been infringed as it would appear that part of the building 	
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			<p>is supposed to be offices and garages not used for residential purposes, i.e. the whole building is not actually residential.</p> <ul style="list-style-type: none"> • It is understood that there were also conditions in this or other relevant planning applications concerning the appearance of the building. • It would be preferable for this part of the application to be in the form of an application for full planning permission so that the residential status, defined curtilage and previous conditions can be assured.  <p>Extract from Land Registry Plan K6211115 (Sent 12/6/17)</p>	
<p>GR/2017/0566</p>	<p>Windsong Pear Tree Lane Shorne Gravesend Kent DA12 3JS</p>	<p>Application for a Lawful Development Certificate in respect of the proposed double garage.</p>	<p>The Parish Council has <u>NO OBJECTION IN PRINCIPLE</u> to this application. The proposal is for a simple two-bay garage with a mansard roof, to be located nearer to Pear Tree Lane than the previous garage building location. It will be screened from Pear Tree Lane itself by trees. The submitted plans do not make clear about on which side of the building the garage doors will be located, or what driveway modifications will be required for access. We additionally note that from "Google Earth", there appears to already be a structure in the proposed garage location.</p>	<p>Refused</p>

			 <p>(Sent 12/6/17)</p> <p>Note: 20/7/17, GBC letter received as upgraded to full PA “Erection of a double garage” on same number, applicant acknowledging previous structure without PA, roof collapsed so being replaced. Comments not changed so not resubmitted.</p>	
GR/2017/0592	Ringland Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Erection of part two storey and part single storey extension on northern side elevation to form breakfast room, utility room and enlarged study at ground floor level with ensuite shower room/wc and ensuite wc at first floor level and erection of first floor extension on southern side elevation to form bedroom with ensuite	<p>The Parish Council has NO OBJECTION IN PRINCIPLE to the house being extended bilaterally. We note that a similar previous application was permitted in 2009.</p> <p>In respect of this present application we would comment as follows:</p> <ul style="list-style-type: none"> • This application is linked to GR/2017/0622. The result of the combined applications will be to create a 7/8 bedroom house. • Loss of garages to conversion and extension: A property of this size might be expected to have a garage. The present arrangement of there being integral garaging is practical, plus there is another separate garage, however all of these will be lost under this proposal. There should however be sufficient space remaining on the site to provide open air parking. <p>(Sent 11/7/2017)</p>	Permitted

		shower room/wc.		
GR/2017/0622	Ringland Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Application for a Lawful Development Certificate in respect of the proposed construction of two dormer extensions in the rear roof slope and conversion of the roof space to habitable rooms.	The Parish Council has NO OBJECTION to this application, which is linked to GR/2017/0592. (Sent 11/7/2017)	Certificate Granted
GR/2017/0623	The Red House Kennels Red House Lower Road Shorne Gravesend Kent	Application for approval of conditions 3, 4, 5, 6 and 7 attached to planning permission reference number 20160441 relating details of refuse arrangements, hard and soft landscaping, lighting, including floodlighting and noise report.	The Parish Council considers that the additional information provided appears satisfactory. (Sent 11/7/2017)	Refusal of details
GR/2017/0635	Greenfields Gravesend Road Shorne Gravesend Kent DA12 3JH	Erection of a two storey rear extension.	The Parish Council has NO OBJECTION to this application. (Sent 11/7/2017)	Refused
GR/2017/0647	Orchard Lea Farm Shorne Ifield Road Shorne Gravesend Kent DA12 3HE	Application for the removal of condition 10 attached to planning permission ref. no. 20170134 for 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	The Parish Council wishes to OBJECT to this application. Successive re-applications have resulted in this development changing away from the original intentions, the Parish Council's agreement having been predicated on the creation of a new bridleway to enhance local amenity and facilities, and the units providing recreational and employment potential. No reasons have been given as to why this latest change is proposed. The Parish Council considers that the condition is reasonable and desirable for the property circumstances and location and should therefore remain in place. (Sent 12/7/2017)	Permitted

		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 that allowed the substitution and revised location of the double garage to the main dwelling and removal of stabling/carports for the holiday lets; to remove the restriction on the use of the live/work unit to offices, research and development and light industry within the meaning of Class B1 (business) of the Town and Country Planning (Use Classes) Order 1987 (as amended, or in any provision equivalent to this Class in any Statutory Instrument revoking or re-enacting that Order).		
GR/2017/0664	Perry Dene Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Erection of a single storey side extension and erection of a detached double garage.	The Parish Council has NO OBJECTION to this application. (Sent 12/7/2017)	Refused

GR/2017/0665	Perry Dene Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Application for a Lawful Development Certificate in respect of the proposed two storey rear extension, conversion of the garage into a habitable room, construction of a dormer extension in the rear roof slope and conversion of roof space into a habitable room, installation of velux roof lights in the roof front roof slope.	<p>The Parish Council has NO OBJECTION IN PRINCIPLE to this application but repeats the previous comments made in relation to previous application Ref GR/2017/0322:</p> <p>The appearance of the house from Pear Tree Lane will be relatively unchanged. At the garden aspect it will become a 4-storey property and the roof dormer could result in some visual impact to Crutches Lane, Higham. The rear dormer is shown as being of the same height as the existing roof ridge but it would be preferable for there to be subsidiarity of the dormer and for it to be at least two lines of roof tiles lower than the ridge.</p> <p>(Sent 12/7/2017)</p>	Certificate Granted
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