

## **SHORNE PARISH COUNCIL**

### **Minutes of the Planning & Highways Committee Meeting held on 5 October 2017 in Shorne Village Hall**

**PRESENT** Mrs S Lindley (Chairman)  
Mr R Theobald  
Miss P Clifton  
Mr C Rea  
Mr R Hardy

**ALSO IN** Mr D Parmenter, Woodlands Lane  
**ATTENDANCE** Mrs P Jarmyn, Woodlands Lane

**APOLOGIES** for absence were received from Mr R Lane  
Mr J Bugg and Mr R Cooper

#### **42 Matters Raised by Parishioners**

Mrs Jarmyn tabled a paper and some photographs of Woodlands Lane showing the issues she wished to raise with the Parish Council. She is concerned about the speed of traffic as the road is dangerous. Woodlands Lane climbs from Tanyard Hill towards the woods and as it gets closer to the woods, the road bends and also gets narrower and it is not possible for two vehicles to pass. There are other users of the road, like horses, cyclists, grandparents and children. At the end of the narrow stretch, where the road is amongst the woods, it bends again. These two bends make it difficult to see oncoming traffic and decide who should give way. Mrs Jarmyn's suggestion is for traffic to be clear who has priority and drivers expected to pause before proceeding into the narrowest part and make sure that there is no vehicle coming in the opposite direction. She suggested a short piece of lining running along the middle of the road, guiding traffic to the side where they can see what's coming and dashed lines running across the road as an expectation that they pause.

Mr Parmenter also drew attention to the fact that coaches and HGVs have been witnessed using Woodlands Lane.

Mrs Lindley stated that white lines will only be put down the centre of a road if it is wide enough, there not being a line is supposed to convey narrowness. This would be down to KCC or GBC but there are no funds and the Parish Council cannot do this without permissions. The Parish Council will ask for signs in Woodlands Lane and in other locations as well regarding not suitable for HGV's and about traffic priority. There are also aspects over accident liability and duty of care.

Mrs Jarmyn asked who is responsible for road signs (largely KCC) and was advised that the reference publication that shows all the signs and explains their use is the Department for Transport published Traffic Signs Manual.

There was also a suggestion that Woodlands Lane could be made one-way, priority for traffic going down towards Tanyard Hill, or no entry from Tanyard Hill.

Mrs Lindley reported that she would be attending a Highways Seminar on 23 October 2017, where she hopes she will be able to raise the various matters.

#### **43 Minutes of the Meeting held on 27 July 2017**

The minutes were AGREED as a true record.

#### **44 Matters Arising from the Minutes not Otherwise on the Agenda**

There were no matters arising from the Minutes.

#### **45 Correspondence**

None.

#### **46 PLANNING MATTERS**

##### **Planning Applications/Issues Pending**

- (a) Advertising Vans parked on Bridges: Mr Theobald reported that he had submitted a report regarding the advertising vehicle to GBC and had spoken twice to the Enforcement Officer who is now well versed in the situation. He has added an addendum to the report, concerning the advertising vehicle having also been parked near the old Little Chef. The problem presently has gone away from the Parish (the vehicles have recently been seen in Sittingbourne and Gillingham).
- (b) Patio Adverts at Chestnut Green: This was reported by Mr Redfern. The adverts are no longer there.
- (c) See Ho Public House - Exterior Lighting/Noise/Parishioners Concerns: A letter was sent to the manager at the See Ho, who replied misunderstanding the point being raised about the overbright exterior lighting, he has been written to again. The noise from the extractor fan has now been resolved. There has not been any problem identified so far concerning loud music outside the building. Should that occur their music license could be revoked.
- (d) Junction Between Bowesden Lane & The Ridgeway: Parishioners have petitioned requesting yellow lines at this junction on the bellmouth to prevent vehicles parking and obstructing the sight lines. This will be discussed at the Joint Transport Board meeting.
- (e) Land Between 29/31 The Street: Mrs Lindley established the owner names from the Land Registry and wrote to them asking for the site to be tidied up. A few weeks later

they did begin to do that but the job was not completed. Mr Theobald then sent photographs of the site to GBC, who have also been to inspect, and also written to the owners. Under the Town and Country Planning Act, action can be taken if a derelict site is affecting the amenity of an area. If GBC gets a magistrate's order to clear the site they will recharge the full costs to the owners.

- (f) 31 The Street - Dropped Kerb: The owners are driving across the kerb and verge to get to their forecourt to park their car. The pavement has just been resurfaced and they could become liable for costs of repair if it should become damaged. Mrs Lindley will write to them about this.
- (g) Church Tower Mobile Phone Mast: Meetings were held at the Village Hall and at the church. The mobile phone signal in the centre of the Village area is very poor, and the mast will improve matters for some residents. A variety of opinions were expressed by residents. The Church Faculty will decide.
- (h) Burning of Unsuitable Rubbish in Pear Tree Lane: A complaint and request for assistance was received about unsuitable waste that was being burned daily at a house renovation site and badly affecting another property in Pear Tree Lane. The police and fire brigade had been contacted but the problem was not within their remit, being a matter for the GBC Environmental Health Department. The resident had resolved the problem by direct discussion with the causer. Mrs Lindley advised the resident what to do should the problem recur.
- (i) Rubbish at Long Acre, Pear Tree Lane: It was reported that numerous black sacks of rubbish were being left outside the property, which had been ripped and the contents spilled out creating a mess. This is a multi-occupation dwelling but not registered as such, therefore it only has one set of standard domestic bins and any excess should be taken to the tip by the occupiers. Mr Theobald would visit the site the following day and discuss with GBC about responsibilities for clearing the present bags and mess and in case of future problems.
- (k) Court Wood - Planning Issues: Mr Theobald reported that the person who has bought the north-east corner plot had put up some razor wire across the path, and was also reported to have behaved aggressively to local residents attempting to continue using the path. The whole of Court Wood has a Woodland Tree Protection Order and an Article 4 Directive in place. These mean that tree felling must only occur in accordance with an approved Woodland Management Plan, and that permitted development rights have been removed, so buildings and fencing cannot be erected without planning consent. Mr Theobald will contact the Enforcement Officer at GBC about this.

**47 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.

**48 Decisions of the Borough Council**

None relevant

**49 Notices of Appeal**

1 Cheneys Cottages, Thong: This had been refused by GBC so is going to appeal. The owners had also removed the hedge at the front of the house.

**50 Parish/Neighbourhood Plan**

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

**51 Major Plans etc affecting the Parish**

- (a) Lower Thames Crossing – Holes are being bored for geological surveys. Mrs Lindley had been surprised to find an Amey temporary compound of several shipping containers behind the Queens Farm Barn complex as the Parish Council had not been notified. This is where the excavations are being managed from and geological samples are being processed.

Highways England representatives had attended a meeting with the LTCA on 8<sup>th</sup> September 2017. No new information or designs had been presented. Personnel were different than those attending the Shorne PC meeting. Traffic data is still being withheld.

- (b) GBC Local Plan: Mr Theobald reported that the Local Plan information is nearing publication, probably to be published in November and will include the Green Belt Plan.

**52 Outside Parish but with impact**

Nothing reported.

**HIGHWAYS MATTERS****53 Accident reports**

No accidents reported.

**54 Traffic Monitoring, Speedwatch, Lorrywatch**

A parishioner had complained about speeding cars at the top of Tanyard Hill and Mrs Lindley had written back. Miss Clifton reported that Speed Watch monitoring will be carried out next at the bottom of Tanyard Hill. She had also downloaded some of the new style speedwatch figures which were handed to the Chairman. Six vehicles had been recorded during the session from opposite the See Ho, travelling at between 36 and 45mph.

## 55 Street Lighting

Mr Theobald reported that the street light lighting units have been replaced with LED's. There is one in Forge Lane adjacent to the Crossroads, which still has a missing light unit, plus one non-functional at the roundabout in Cobham. He will report them to KCC.

## 56 Road Conditions/General

- (a) Lisa Gillham, Highways Manager, at KCC is on a year's secondment and is being replaced by Mike Payton.
- (b) As previously mentioned, Mrs Lindley will be attending a Highways Seminar on 23<sup>rd</sup> October 2017.
- (c) It was noticed that the road in The Street is sinking near the entrance to Swillers Lane. There seemed to be quite a noticeable dip in the road together with surface cracking. This is most noticeable when travelling from Tanyard Hill, just past the junction with Court Lodge. Mrs Lindley will take photographs and report the issue to KCC.
- (d) Mrs Martin had advised Simon Allsopp, Drainage Planned Works Engineer, that the Parish Council does not know the combination for the lock at Crown Lane.
- (e) Thong Lane has had resurfacing work and we need to make sure that the road markings about speeds get restored.

## 57 Hazards

- (a) Give Way Sign at A2 - Brewers Road Off-Slip: Mr Lane has been trying to get something done about this, it is the responsibility of Highways England who had said that they do not want to restore it because it keeps getting knocked down. However it is considered that should imply something to them about the safety of the junction and the need for a sign.
- (b) New Sign indicating "Nook" Entrance: KCC had not taken any action over this, Mrs Lindley had corresponded with them following the rear shunting accident there.
- (c) Overhanging Hedges: Mrs Lindley will write to the owners at "Overblow House", asking them to cut back the overhanging hedges.
- (d) Temporary Traffic Lights With Poor Phasing: The matter has been resolved.
- (e) Buses Turning at Chestnut Green: Mrs Lindley has drafted a letter to Redroute Bus Co about this however the problem appeared solved at present after a change in bus personnel.
- (f) Crematorium Signage: Dealt with under Minute 47.

- (g) HGV's overnight parking: Mrs Lindley had observed a foreign HGV parking overnight outside Smith's Farm on Forge Lane, plus very early one morning had heard and then seen an HGV reversing back from the corner by the Rose and Crown, presumably as they had found it impossible to negotiate. These appear to be one-off incidents at present.
- (h) Other unsuitable vehicles: Mr Parmenter had reported a double decker bus in Woodlands Lane going to a wedding, and he had also followed a lorry to Apex via Green Farm Lane.

On the question of unsuitable vehicles and funeral corteges traversing Shorne village, Mrs Lindley reported that the official address for the crematorium as advised by the LLPG (Local Land and Property Gazetteer) Custodian & Naming And Numbering Officer is: Gravesend Crematorium and Cemetery, Gravesend Rd, Shorne, Gravesend, DA12 3JH. Members and attendees were not convinced this is correct. Mrs Lindley reported that her understanding is that postcodes allocated to public use buildings tended to be clearly different to others nearby. The present postcode applies to the row of houses to the east.

GBC approved the application for there to be only two direction signs, one at the Lion Roundabout and the other at the A289/A226. It was suggested that funeral directors should be written to, advising that corteges should not go through the village but we will need their identity and contact details in order to do that.

Mr Parmenter advised that he had not yet reported the details of the coach going through the village and then accessing the crematorium to the Lorry Watch. Subsequent to the meeting, he provided the details the following day. Mr Lane has sent a letter to Regent Coaches. This vehicle had also been reported by Hillary Selby.

## **58 Parking/traffic Problems, Waiting Restrictions & Highway Modifications**

A letter has been sent to Shorne C of E School asking them to remind parents etc about the parking problems.

## **59 Feedback from GBC/KCC Joint Transportation Board**

A meeting was held on 13<sup>th</sup> September, attended by Mr Theobald in his member role as a Borough Councillor, and Mrs Lindley in attendance. There were some useful discussions about the various problems in Shorne. KCC Highways were also taken to task for not consulting about their work plans. The next meeting will be on December 6<sup>th</sup>.

## **60 Open Consultations**

- KCC Local Flood Risk Management Strategy consultation 2017-2023, closes 8<sup>th</sup> October  
<https://consultations.kent.gov.uk/consult.ti/LocalFloodRiskManagementStrategy/consultationHome>

- “Planning for the right homes in the right places”, closes 9<sup>th</sup> November  
<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

## **61 Closed Consultations**

Closed consultations/for information:

- Broadband Universal Service Obligation (closed)  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/634016/USO\\_consultation\\_document.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/634016/USO_consultation_document.pdf)
- Southend Airport Flight Path Consultation (closed) – this proposal should reduce low level flights over the village.  
<https://dlz15fh6odiy9s.cloudfront.net/files/egmc-rnav-cons-doc-02-jun-final-clean-version-lead1e6d.pdf>
- Kent Country Parks Strategy (closed) – Mrs Lindley will write separately about the parking and traffic issues around the Shorne Wood Country Park.  
<https://consultations.kent.gov.uk/consult.ti/countryparksstrategy/consultationHome>
- You’ve got the power: a quick and simple guide to community rights  
<https://www.gov.uk/government/publications/youve-got-the-power-a-quick-and-simple-guide-to-community-rights/youve-got-the-power-a-quick-and-simple-guide-to-community-rights>

## **62 ANY OTHER BUSINESS**

### **Matters Raised by Members**

- (a) Miss Clifton drew attention to building materials on land next to the “See Ho” public house.
- (b) Mr Hardy drew attention to weeds growing in the road in Fairfield/Michael Gardens. Weeds seem to be a great problem everywhere in the Borough and wider afield, councils do not seem to spray them anymore even though they must be damaging road surfaces.

There being no further business, the meeting closed at 9.50pm.

PLANNING APPLICATION DEALT WITH SINCE PREVIOUS MEETING:

GR/2017/0689 (Standing Orders, minuted 5/10/17)	5 Marling Way Gravesend Kent DA12 4DW	Erection of a first floor side extension to form dressing room and en-suite.	The Parish Council has NO OBJECTION to this application.  (Sent 28/7/17)	Permitted
GR/2017/0760	Barretts Folly Gravesend Road Shorne Gravesend Kent DA12 3JJ	Application for determination as to whether prior approval is required for the building operations associated with the proposed conversion of the barn to a single residential dwelling house under class Q(b) of the Town and Country Planning/General Permitted Development (England) Order 2015	(Comments had not been made before application was withdrawn)	Withdrawn
GR/2017/0717 (Standing Orders, minuted 5/10/17)	High Ridge Pear Tree Lane Shorne Gravesend Kent DA12 3JU	Erection of a replacement five bedroom detached dwelling and associated parking	<p>The Parish Council has NO OBJECTION IN PRINCIPLE to this application but would like to make the following comments:</p> <p>The drawings show a large, fully glassed triangular roof dormer at the rear of the mansard roof, and a staircase going up to that level but there is not a detailed drawing for the internal layout of that floor or discussion of its use – this information needs to be provided.</p> <p>The rear triangular dormer seems disproportionately large and modern in appearance. Due to the high position of the house, this feature could be visually intrusive in the landscape, especially if any currently wooded areas are cleared. The glass balcony at the rear also seems incongruous against the “Georgian” design of the house.</p> <p>The drawings show a large peaked rooflight on the mansard roof which would take the overall roof height above that of the existing house. It could also be visually intrusive in the landscape. We would prefer this feature to be reconsidered. If</p>	Refused

			<p>definitely needed perhaps a much flatter design could be substituted. The chimneys on each side seem disproportionately tall and could perhaps be shortened if compatible with building regulations.</p> <p>(Sent 28/7/17)</p>	
GR/2017/0751 (Standing Orders, minuted 5/10/17)	The Copperfield Gravesend Road Shorne Gravesend Kent DA12 3JW	Display of 1x internally-illuminated double sided totem sign, 1x internally illuminated brand sign, 1x externally-illuminated logo sign, 1x internally illuminated lantern. 2 x post mounted double sided non-illuminated corex signs, 1x externally-illuminated set of house name letters to the front elevation.	<p>The Parish Council notes the rebranding and associated changes to colour scheme and décor.</p> <p>Regarding signs affixed to the building, the Parish Council would prefer these to be externally illuminated. If internally illuminated signs are to be permitted these should be of low intensity illumination. The reason for this is concerning visual intrusiveness in a rural, Green Belt area.</p> <p>Regarding the proposal to increase the roadside signs on the grass verge from the present one to three, the Parish Council OBJECTS STRONGLY to this aspect of the application. We consider the present one sign to be sufficient. Our reasoning relates to increased visual intrusiveness in a Green Belt, rural location and also to adverse effect on sightlines.</p> <p>The Parish Council also OBJECTS particularly to the proposed design changes to the entranceway sign, which would make it much more visually intrusive and distracting to motorists. The present sign is externally illuminated (as are signs locally for similar restaurants) and this would be preferable. If such a sign is to be permitted we request that the illumination levels should be low. At the proposed 1.820 m wide it would be double the width of the present sign. We would like to raise safety concerns about the visibility of, and sightlines for, vehicles exiting the site onto the busy main road where traffic is travelling past at 50mph.</p> <p>(Sent 28/7/17)</p>	Pending
GR/2017/0753 (Standing Orders, minuted 5/10/17)	Thorpe, Green Farm Lane Shorne Gravesend Kent DA12 3HL	Application for a Lawful Development Certificate in respect of the proposed hip to gable roof enlargement and construction of a dormer extension in the rear roof slope and conversion of roof space into a habitable room.	<p>The Parish Council has NO OBJECTION to this application.</p> <p>(Sent 28/7/17)</p>	Certificate Granted

GR/2017/0785 (Standing Orders, minuted 5/10/17)	Hillside Farm Butchers Hill Shorne Gravesend Kent DA12 3EB	Erection of a single storey rear extension.	The Parish Council has NO OBJECTION to this application as such. However, as it will be located within the Shorne Village Conservation Area we would be grateful for conditions to be imposed ensuring that design and materials used are appropriate for the setting and compatible with the original and nearby buildings. (Sent 7/8/17)	Pending
GR/2017/0843 (Standing Orders, minuted 5/10/17)	Gravesend Crematorium And Cemetery, Gravesend Road, Shorne, Gravesend Kent DA12 3JH	Application for the approval of condition 19 attached to planning permission reference no. 20130923 relating to details of a scheme for local signage to ensure that the most appropriate vehicle routes to and from the site.	The Parish Council considers that the proposed signage is not extensive enough, as not adequately taking into account all directions of access, and wishes to make the following comments: 1) The sign proposed at Lion roundabout appears satisfactory in itself but there also need to be additional/modified existing signs there on all the approach roads. 2) The signs proposed at the Crematorium are stated to be back-to-back on a new post on the westbound side but there additionally needs to be a sign on the eastbound side of the A226 3) The sign proposed at the A289 western roundabout is satisfactory in itself but only serves traffic that has already reached that point. There need to be more signs/modification of existing signs that take into account all directions of approach, these include: On the A226 approaching from Strood there needs to be a sign directing to go straight ahead for the Crematorium; On the A289 westbound there needs to be a sign on the A289 directing to turn off at the slip road to the A226, and on the east side roundabout a turn right to the Crematorium sign, followed by a go straight ahead sign on the overbridge heading westbound; On the A289 heading eastbound, there needs to be a sign directing to turn off at the sliproad to the A226 and then to turn left. 4) GBC will already be aware that we have previously raised queries/complaints with the applicant and also with GBC itself regarding two issues: that the address allocated to the Crematorium, which during planning was always called Chalk Crematorium, is causing confusion as the site is not in Shorne Village or Parish; that parishioners have reported problems due to funeral corteges traversing the village/settlements, both causing traffic problems for residents and themselves experiencing problems and delays. 5) Accordingly there also need to be additional signs on the A2/M2: on the A2 eastbound at the Shorne/Cobham off-slip there need to be a signs directing traffic to continue ahead and to take the A289, and saying "No access to Crematorium" or similar suitable as regards the off-slip, and the same for the right turn onto Brewers road; At the westbound Shorne/Cobham off-slip and at the beginning of Watling	Approval of details

			<p>Street at Halfpence Lane roundabout there at least need to also be signs saying “No access to Crematorium” or similar suitable; on the M2 westbound there needs to be a sign directing traffic to use the A289.</p> <p>We will be pleased to discuss this further.</p> <p>(Sent 27/9/17)</p>	
GR/2017/0900 (Standing Orders, minuted 5/10/17)	Dairy Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JX	Application for a Lawful Development Certificate in respect of the proposed conversion of the existing garage into a lounge and bedroom, construction of a dormer extension in the south-western side roof slope and conversion of the existing roof space into two bedrooms, installation of two skylights, a gable window in the south-eastern elevation and a door to the north-eastern elevation.	<p>The Parish Council has NO OBJECTION IN PRINCIPLE to the above proposal. We however have comments as follows: the proposal results in the loss of 2 garage spaces and effectively creates a 7-bedroom house. We would like to be assured and for it to be demonstrated that there will be sufficient on-site parking spaces available.</p> <p>(Sent 28/9/17)</p>	Insufficient fee
GR/2017/0813 (Standing Orders, minuted 5/10/17)	Springhill, Pear Tree Lane, Shorne, Gravesend, Kent DA12 3JT	Erection of a single storey front extension, a two storey front extension, porch and a part single and part two storey rear extension.	<p>This property is a large house on a large curtilage, having previously already been extended under planning application GR/2008/0337. From the current “existing” plans it appears that at some time an orangery was built in replacement of the previously permitted conservatory. This proposal will almost double the floor area compared to the original build. The property is set reasonably back from the road and is currently conventional in appearance with hung tiled elevations, which matches harmoniously with other nearby properties. The site is in the Green Belt and a rural setting.</p> <p>The Parish Council has NO OBJECTION IN PRINCIPLE to modest further extension of the house but has the following comments and concerns:</p> <p>1) Loss of double garage; landscaping at front</p> <p>The present attached double garage is to be lost to residential accommodation,</p>	Pending

			<p>there needs to be a parking plan providing assurance that sufficient parking spaces, for what is to become a 5-bedroom house, will remain on the site. The screening trees/hedges to the roadside should be retained.</p> <p>2) Ground floor extension for utility and plant areas It is generally preferred to avoid front extensions unless absolutely essential.</p> <p>3) Two storey front extension It is generally preferred to avoid front extensions unless absolutely essential. Being deeper, this one may compromise parking.</p> <p>4) Proposed glazing on front elevation; juliette balconies at front It is considered that the amount of glazing proposed on the front elevation, in three places being down to ground/floor level, in one extending into the gable, and with two juliette balconies is excessive and would have an adverse effect on the street scene. We would like to see the amount of this glazing reduced and the window designs and sill heights evened up on the first floor. The large panel at the extreme right on the ground floor seems unnecessary.</p> <p>5) Rear elevation; impact on landscape Being in an elevated position, and where tree clearance has taken place, the rear of this property will be highly visible over a wide area. The change to a whitewashed exterior and light stone on both levels, the amount of rear glazing proposed and the very modern appearance will have potentially adverse landscape impact.</p> <p>6) Overall appearance and materials The application does not include discussion of the materials proposed to be used, which seem to be completely different to at present (concrete, whitewash, light stone and a lot of glass). These need to be clarified in order to ensure that there is minimal visual impact on the rural street scene, the setting of other neighbouring properties and the wider landscape.</p>	
GR/2017/0889 (Standing Orders, minuted 5/10/17)	6 Wykeham Close Gravesend Kent DA12 4QL	Single storey rear extension with a depth of 4.1 metres, maximum height of 3.6 metres and eaves height of 2.6 metres.	<p>The Parish Council notes the decision of "Prior Approval Not Required" regarding this application but wants to make a general comment for the record.</p> <p>The applicant property is, by original design of the estate layout, set back on its plot compared to its neighbours. As a result, its position and mass can already be considered to impact adversely on the amenity of neighbouring properties.</p> <p>The adverse effect of an additional rear extension on neighbours, even if within national building regulations and falling under permitted development rights, is therefore greater in this kind of location compared to others where there is a straight row of houses.</p>	Prior approval not required

			<p>The application does not include a detailed design, so no comments can be made concerning that or e.g. as regards any overlooking that may be created. (Sent 28/9/17)</p>	
<p>GR/2017/0897 (Standing Orders, minuted 5/10/17)</p>	<p>The Hendleys, The Ridgeway, Shorne, Gravesend, Kent DA12 3LN</p>	<p>Replacement of all existing windows to the front elevation, garage door and retention of the front door.</p>	<p>The Parish Council has NO OBJECTION IN PRINCIPLE to this application. However, the property is located within the Ridgeway settlement envelope and a Conservation Area. Therefore we would prefer windows and doors to be as much as possible appropriate for the era of the building and compatible with the overall street scene. In that context we would value the expert input of the Conservation Officer.</p> <p>We note that the windows, front door, side door (not part of the application but perhaps should be) and garage door had previously been replaced with modern items (please see Google streetscene capture herewith, dated July 2012). The front door has already been replaced again (the subject of the retrospective part of application) with a better design.</p> <p>The proposed garage door (changing to roller variety?) is similar in appearance to the existing garage door but worse. We consider that more sympathetic designs are available.</p>  <p>(Sent 27/9/17)</p>	<p>Pending</p>