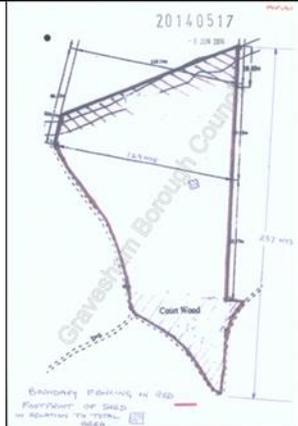


PLANNING APPLICATIONS SINCE 8th March 2018:

Ref	Address	Description	SPC Submission	Decision
20170700	Land At Court Wood Gravesend Road Shorne Gravesend Kent	Permanent retention of toolshed/shelter and chestnut boundary fencing.	<p>The Parish Council wishes to make the following comments:-</p> <p>The Toolshed/Shelter: This part of the application seeks continued permission for a substantial shed, maximum dimensions 3.6m by 4.8m, located on one (3 acres not 8 acres) of the various pieces of woodland owned presently by the applicant. The application is accompanied by a letter which describes recreational use of the piece of land and the beneficial effects on nature of properly managing the woodland. As such, the Parish Council has NO OBJECTION IN PRINCIPLE to this part of the application but requests as standard that conditions should be imposed requiring that the shed cannot be use for any residential purposes or overnight stays, and that any future changes to the shed must be the subject of full planning applications.</p> <p>The Chestnut Boundary Fencing: This part of the application is where problems arise:</p> <p>1. The applicant appears to have purchased several pieces of land which have separate Land Registry numbers. Some of these are shown in maps submitted with the applicant's previous planning application 20140517, but do not match up exactly with the larger area of land now shown in the plan submitted with the present application. An additional piece of land appears to have been purchased since. The present plan is not an official Land Registry plan – the wording has been struck through as it appears to have been amended. The plan should be resubmitted showing the boundaries of all the individual pieces of land in the ownership of the applicant/associated with the use of the shed, in their correct separate entities.</p>	Pending



2. The individual pieces of land are odd shapes because they are bounded by historic tracks within Court Wood, as featured on Ordnance Survey maps since 1862. We therefore regard these as having common law rights of usage as they have always been used for public access.
3. The applicant marks in red the boundary fence for which continued permission is sought however the Parish Council must **OBJECT STRONGLY** to this aspect because the applicant appears to have extended the fencing since application 20140517



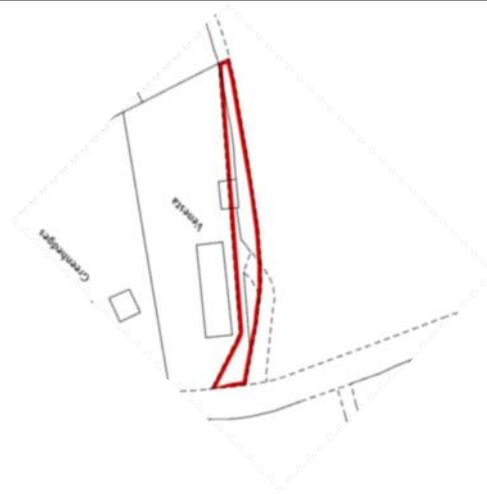
(so some is continuing fencing and some is in fact newly sought permission) and in doing so has fenced across one of the historic tracks. This appears to have been done in connection with additional land being purchased.

			<p>Planning – Application Map 20170700 Permanent retention of toolshed/shelter and chestnut boundary fencing Land At Court Wood Gravesend Road 5</p> <p>Save search Refine search</p> <p>Details Comments (0) Constraints (11) Documents Related Cases (2) Map</p>  <p>The blocked track is shown above circled in blue.</p> <p>4. We therefore request that conditions should be imposed on this and any/all other planning applications relating to Court Wood, that all the historic tracks, and all other regularly used interconnections, must be fully respected and maintained open and useable for continuing public common law use. Fencing could be installed (with planning permission) alongside the historic tracks provided that suitable width of the track is maintained.</p> <p>5. As regards this particular application, we therefore request that conditions should be imposed requiring that all associated historic tracks that have been blocked by the applicant or predecessors must be unblocked and maintained open for their continuing historic use.</p> <p>We will be pleased to discuss our comments further if it will aid understanding, obviously we must defend the rights of our Parishioners and other historic users of the Woods.</p> <p>(Sent 21/3/18)</p>	
20171359	11 Homewood Cottages Tanyard Hill Shorne Gravesend Kent DA12 3LE	Application for Listed Building Consent for the installation of a multi fuel stove, twin wall flue and floor to ceiling chimney breast and associated works.	The Parish Council has NO OBJECTION to this application, subject to the advice of the GBC Conservation/Heritage Officer concerning appearance and materials to be used in order to ensure compatibility with the existing building. (Sent 19/3/18)	Permitted
20180208	12 Burdett Avenue	Erection of a single	The Parish Council has NO OBJECTION to this application.	Pending

	Shorne Gravesend Kent DA12 3HP	storey rear extension.	(Sent 19/3/18)	
20171356			20171356 Nuralite substation revised plans	Pending
20180159	Venesta Woodlands Lane Shorne Gravesend Kent DA12 3HH	Application for minor material amendment to planning perm. ref. no. 20151031 for the approval of the reserved matters attached to outline planning perm. ref. no. 20140419 for erection of a detached replacement dwelling relating to design details, materials, layout, access, parking and landscaping; to allow: The dwelling: reduction in roof pitch; substitution of gables with tile-hung gablets on front; omission of gables on rear; increased depth of porch; building of external walls completely with facing bricks; pvc-u windows installed; bi-fold doors installed to rear; Installation of photovoltaic panels; formation of lightwell to front, rear lightwell built with external staircase & railings, window serving basement replaced with door and side window; 2m high gate post pier on	<p>A large number of changes, some significant in nature and extent, have been made to the build of the property compared to the plans that were approved, and now retrospective approval is sought. We are not certain that taken together these fall within "Minor" material amendments. We hope that these changes were discussed and agreed with the GBC Planning Department prior to the changes being made, as no explanations are provided.</p> <p>The Parish Council wishes for the following comments, and submitted representations to be taken into account, we have kept largely to the order in the application but that is not necessarily in order of importance. As there are so many issues/changes to consider, this letter is unavoidably long:</p> <ol style="list-style-type: none"> 1) U-PVC windows: The Parish Council OBJECTS to the substitution of U-PVC windows in this location, adjacent to Shorne Common and a Conservation Area. 2) Solar panels on roof: The Parish Council OBJECTS to the installation of solar panels on the side of the house adjoining the Common and Conservation Area as they are visually intrusive and affect the setting. 3) External Lights etc on house and garage, pump house: Insufficient detail has been provided. The Parish Council is concerned that they may affect the adjacent Common and Conservation Area through light pollution as well as the amenity of near neighbours if not correctly designed and directed. Installed lights appear to be on a timer, a daylight sensor would be a better switching method. 4) Security cameras: These must be angled and directed to not affect the privacy of neighbours or users of the Common and Woodlands Lane. 5) Garage: The changes are noted, the garage is set well back. The Parish Council requests that conditions should be imposed that the garage building can only be used in connection with the main house and not for residential purposes. 6) Pool pump house: This is 3.25m tall and close to the boundary with the neighbouring property, which might find it visually intrusive. 7) Block paving: This was not shown on the original plans and is very extensive in a rural location. At the front it may partly encroach onto the Common. The Parish Council is concerned about the water drainage and run-off from these areas, which could affect the adjacent footpath and Woodlands Lane. (See also comment 12 below) 8) Wall on south-west boundary: This is the boundary to Shorne Common. To have 	Pending

		<p>flank wall; a brick enclosure built on flank wall forming boiler house; installation of vents; installation of external wall mounted wall lights, burglar alarms and strobe lights and security cameras; and minor internal layout changes. Replacement garage: reduction in roof pitch; double roller door installed; increase in garage door height; replacement of one window with door; installation of external wall mounted lamps and security cameras. Pool pump house: brick built & tiled roof to replace metal cladding and installation of 2 vertical lamps. Existing outbuilding in front of pool pump house: replacement of concrete roof by tiled roof. External works: extent of block paving around dwelling & garage to include off-street parking & turning; pair of proposed 2m high gates at the right hand side of</p>	<p>two side gates seems unnecessary.</p> <p>9) GRP cabinet in front garden: If this is essential, it should be designed and built compatibly with a Georgian style house, and anyway camouflaged/screened by permanent plantings.</p> <p>10) Land Ownership plan: The application is DEFICIENT as it has not been accompanied by a proper land ownership plan.</p> <p>To clarify this: The applicant owns the residential curtilage of the original Venesta house plus a separate strip of common land corresponding to an original cart track (now footpath NS162) , which is part of the Common and subject to Common rights, "Subject to all existing common rights and all existing rights of way." The strip of land is then adjacent to the rest of the Common ("Shorne Common Rough") which is owned by the Parish Council and is a registered Village Green.</p>  <p>Residential Curtilage of Venesta</p>	
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the dwelling leading to garage; pair of 2m high gates between left hand flank wall of the dwelling & the flank north boundary; replacement of 1.2m high chain link fence with a 2m stepped brick wall across rear boundary & 2m high brick wall across side s.w. boundary; new side gate proposed in s.w. boundary wall to rear of site; planting on s.w. boundary; & retention of grp cabinet in front garden.



Strip of Common
(former cart track, now Common and footpath)



Parish Council owned Shorne Common Rough

			<p>At some time in the past, a previous owner of Venesta encroached on part of the strip of common land and enclosed it as residential curtilage.</p> <p>11) Beech Hedge and Location: The Parish Council OBJECTS STRONGLY to the proposal for a beech hedge in the location shown, for the following reasons:</p> <p>a) The proposal constitutes a further enclosure of the Common which would prevent parishioners from accessing and enjoying Common Land.</p> <p>b) The applicant had previously mentioned verbally his wish to install a hedge, but stated that this would be “along the wall”, i.e. not what is presently proposed. Any permitted hedge should be purely alongside the wall and not coming forward of the wall.</p> <p>c) An entirely beech hedge would be an alien feature and visually intrusive on the Common and in the Conservation Area, we would normally recommend mixed native species and believe that we did so verbally in this case</p> <p>d) A hedge in that location would encroach on (so requiring pruning back) and affect the ambience of Footpath NS 162 and have a detrimental effect on parishioners’ enjoyment of the Common.</p> <p>12) Vehicular access and danger to users of the Public Footpath: As in our previous representations, the Parish Council OBJECTS STRONGLY to the location of the vehicular access shown which crosses Parish Council owned land and Footpath NS162. We consider this to be dangerous and unnecessary. The vehicular access should be relocated onto the residential curtilage of Venesta at this time (i.e. to the left of the two large trees), and the condition of the footpath (post construction access) should be reinstated.</p> <p>13) Containers in front garden: The Parish Council notes that three shipping containers (two of which are stacked) have been present in the front garden of Venesta for more than a year, and requests that a firm date for their removal should be provided.</p> <p>14) Incorrect answer on Application Form: We note that the first question in section 7 has been answered incorrectly.</p> <p>The Parish Council would be very grateful if appropriate actions could be taken and conditions imposed taking into account our above comments. Please see also our representations on the original application 20151031. If a site meeting is proposed to discuss the application, we would be grateful to be included.</p> <p>(Sent 9/4/18)</p>	
20180199	Well Cottage Pear Tree Lane Shorne	Application for Listed Building Consent for the	The Parish Council has NO OBJECTION to this application, subject to the advice of the GBC Conservation/Heritage Officer concerning appearance and materials to be	Pending

	Gravesend Kent DA12 3JX	erection of a single storey rear extension incorporating the erection of a new pitched roof on the existing utility room extension.	used in order to ensure compatibility with the existing building. (Sent 19/3/18)	
20180129	73 Astra Drive Gravesend Kent DA12 4PZ	Erection of single storey side and rear extension, a two storey front extension, construction of a dormer extension in the rear roof slope and conversion of the roofspace into habitable rooms.	The Parish Council has reviewed the kinds of modifications to houses that GBC has previously permitted in the area, to which this application has similarities. In that context, the Parish Council has NO OBJECTION IN PRINCIPLE to this application, provided that there are not any significant valid objections from neighbours however we would like to also see a parking plan submitted for approval. (Sent 19/3/18)	Pending
20171331	Shorne Grazing Paddocks Pear Tree Lane Shorne Gravesend Kent	Application for the approval of conditions 5 and 6 attached to planning permission reference no. 20100245 relating to details, colour samples of all external facing materials (including door openings), and all boundary treatments.	The Parish Council notes that permission for the building was previously given by GBC in 2010, and that the poles themselves were erected subsequently. Condition 5: The sample of wood shown appears satisfactory and should weather naturally. It might need re-treating subsequently but only neutrally coloured varnish/stains etc should be used: we would be very grateful if suitable wording to that effect could be included in the Decision Notice. Condition 6: From our reading of the previous decision notice, we consider that the wording may have been misunderstood by the applicant as the information provided now does not satisfy the condition, which refers to the boundary treatment of the site rather than the building. (Sent 19/3/18)	Pending
20180254 And 20180255 (Listed Building consent)	Little St Katherines Forge Lane Shorne Gravesend Kent DA12 3DR	Erection of single storey rear extension.	The Parish Council has NO OBJECTION to this application, subject to the advice of the GBC Conservation/Heritage Officer concerning appearance and materials to be used in order to ensure compatibility with the existing building.	
20180273	Silvester House Gravesend Road Shorne Gravesend Kent DA12 3JH	Construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.	The Parish Council has NO OBJECTION to this application, subject to there not being any significant valid objections from neighbours.	

20180275	77 Astra Drive Gravesend Kent DA12 4PZ	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope and conversion of the roof space to habitable rooms.	The Parish Council has NO OBJECTION to this application, subject to there not being any significant objections from neighbouring/close properties.	
20180301	3 Court Lodge Shorne Gravesend Kent DA12 3EQ	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.	The Parish Council has NO OBJECTION IN PRINCIPLE to the concept of the application (hip to gable roof enlargement and rear dormer extension) but OBJECTS to the proposed design of the windows in the dormer which are considered to be inappropriately large. They will consequently give rise to overlooking and/or a feeling of being overlooked for adjacent/nearby properties in Court Lodge and also in Tanyard Hill (present trees may not be there forever). We suggest that any attic level windows should instead match the existing first floor windows, and all exterior materials should similarly match the existing houses. This appears to be the first house in Court Lodge to undergo this type of extension, and care must be taken over setting a precedent.	
20180322	25 Couatts Avenue Shorne Gravesend Kent DA12 3HJ	Demolition of existing dwelling and erection of two detached, 4 bedroom chalet style bungalows and associated parking.	<p>The plot of land containing the existing bungalow is wider than the average double plot in this location, so creation of two properties where there is presently a single larger one will be acceptable. The other properties in this part of Couatts Avenue are mostly link-detached single-storey bungalows, with a few detached single-storey bungalows. Some of the properties have small, usually single, dormer loft conversions.</p> <p>We wish to OBJECT to this application as we consider that the proposed design will be overdevelopment, out of character with the neighbourhood and therefore with a negative impact on the street scene. The proposed design is decidedly two-storey and has a much more urban, alien appearance with two dormers at the front and mansard roofs. The hipped sides are also a different design to the other local properties. There is greater bulk on both the front and side views.</p> <p>We are particularly concerned that the eastern property will tower over the immediate neighbour at No.29, as that is single-storey, stands on lower ground, and is built right up to the boundary.</p> <p>We refer to our previous comments regarding applications 20111048 and 20120873. We do not consider that this present proposal provides any advantages over the</p>	

			previous applications, which were both refused permission. A design more in harmony with the other link-detached, single storey bungalows (perhaps with single dormers front and rear) in the area would be preferable.	
20180335	1 Davys Place Gravesend Kent DA12 4DL	Erection of a single storey rear extension to form family room, kitchen and utility room.	The Parish Council has NO OBJECTION to this application, subject to there not being any significant objections from neighbouring/close properties.	