

SHORNE PARISH COUNCIL

Minutes of the Planning & Highways Committee Meeting held on 25 January 2018 in Shorne Village Hall

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

**ALSO IN
ATTENDANCE** Mr White, Green Farm Lane

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

63 Matters Raised by Parishioners

Mr White attended to discuss:-

- a) At the KCC drainage works at Shorne Crossroads, there had been an accident with a workman being injured by a reversing works vehicle. He was taken to King's College Hospital in London with serious pelvic injuries. The police took statements from several witnesses and it is assumed that the HSE will investigate. (See also 74b)
- b) The planning application by the new owner at Daymer, Green Farm Lane to build two chalet bungalows. Mr White expressed his concern about more cars where there is a narrow road and limited parking, and that the proposal would increase the height of the proposed properties. Mrs Lindley advised him that the plans showed two semi-detached houses rather than bungalows and that the Parish Council will be objecting to the application due to over development and other reasons.

64 Minutes of the Meeting held on 5 October 2017

The minutes were AGREED as a true record.

65 Matters Arising from the Minutes not Otherwise on the Agenda

Minute 54, Miss Clifton reported that the speed watch monitoring can no longer be carried out at the bottom of Tanyard Hill because the police have de-registered the location due to no monitoring having been carried out there for more than a year. Mrs

Lindley commented that the location is one where speeding does frequently occur and requested Miss Clifton to try and get the location reinstated (see also minute 75 below).

66 Correspondence

- (a) KCC Highways Tracker Survey: Mrs Lindley has completed and returned this. It gets shorter every year and there is little space to make comments about the reasons for the assessments being given.

67 PLANNING MATTERS

Planning Applications/Issues Pending

- (a) Land between 29-31 The Street: Has been cleared somewhat, probably adequately at present but not fenced off. The garage has been nailed shut. GBC are aware of the issue. Will keep under review but no longer agenda this item.
- (b) 31 The Street, dropped kerb: Mrs Lindley has sent a letter to the owner/occupier, no reply or response. It is not clear if the house is presently occupied. Will keep under review with possibility of enforcement action required.
- (c) See Ho Exterior Lighting: Mrs Lindley wrote and received a reply that seemed to miss the point, so she wrote again, no reply received or apparent response. The exterior lights do not however seem so much of an issue now with older bulbs and less bright walls. Will keep under review but no longer agenda this item.
- (d) Church Tower mobile phone mast. Nothing further heard, to take off agenda until there is news.
- (e) Court Wood Planning and Enforcement Issues: On maps there is a track between Shorne Mead and Springhill. The Shorne Mead Land Registry documents include requirements to keep the track maintained and fenced but that is not the case at present as a resident had recently not been able to get through. The Land ownership plan submitted with a recent planning application has been found to be inaccurate, see GR/2017/0496 in the planning applications. The separate land containing the track appears to have been cleared of trees and joined with the residential curtilage, it is unclear when. This needs more investigation with possibility of subsequent Parish Council letter, and enforcement action. An update is needed from GBC about possible enforcement action over blocked paths in the north-east section.
- (f) Perry Dene Tree Clearance: Some Councillors had expressed concern about tree clearance in the front of the house, thinking that it extended beyond residential curtilage into Pear Tree Wood itself. Mrs Lindley had reviewed the plans again and been to look and believes that the actions taken are in accordance with the planning permission. In the absence of a TPO or planning conditions, residential curtilage can be cleared.
- (g) Telephone Box Post Office Green: A parishioner had seen what turned out to be the old BT removal notice and contacted us, Mrs Lindley had replied. Both she and Mr Theobald had visited to inspect. It was noted that the box is very cobwebby and would

be unpleasant to use. There was discussion about cleaning responsibilities, which lie with BT.

- (h) Rubbish accumulation at Long Acre, Pear Tree Lane: Following the matter of the rubbish being reported to the Borough Council by Mr Theobald, some action was taken as a one-off clearance however the problem is recurring and will continue to do so as the house is in multiple occupation so the routine domestic bins are inadequate in size.

68 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.

69 Decisions of the Borough Council

The new Gravesham housing plan/Green Belt review is delayed but expected to be published soon.

70 Notices of Appeal

- (a) Dreams, Thong Lane: Application to demolish workshop at rear and rebuild it. This was refused by GBC and the matter has gone to Appeal, we have reiterated previous points made and supported comments by the Conservation officer.
- (b) 1 Cheneys Cottages, Thong: Application to extend the house, and the owners had also removed the hedge at the front of the house. We had suggested conditions about appearance and materials, and replanting the hedge with typical local native species. Gravesham had refused the application and it is going to Appeal.

71 Parish/Neighbourhood Plan

The Parish Survey remains open for responses until end February 2018, so far received 39 in writing and three by e-mail, will be analysed once past closure date.

72 Major Plans etc affecting the Parish

Lower Thames Crossing – Mrs Lindley had responded on behalf of SPC to the Environmental Impact Assessment Scoping Report. SPC had a meeting with HE on 21st December 2017 and LTCA also had a meeting on meeting on 18th January 2018. Largely the same information was presented at both meetings including the A2 junction outline design which is still very poor, with suggestions for improvements we had made not so far been actioned. Traffic figures are still being withheld, there does not seem any valid reason for this as relates to data that they usually publish anyway. The processes are very slow moving, HE say this is due to Governance issues and that they have to treat the whole project as one entity. Legacy ideas will be welcomed.

73. Outside Parish but with impact

Tollgate garage: It was reported at the Council meeting on 8th January 2018 that Highways England had objected to the garage redevelopment at the Tollgate. Mrs Lindley looked into this and it appears that it was only the shape of the roundabout that was a concern. The rear of the site has no planning purpose designated at present. It is unknown whether all the old buildings will be demolished now.

Highway Matters

74. Accident reports

- (a) 24/10/2017 - fatal accident of cyclist in the steep northern part of Pear Tree Lane, seems not to have had a vehicle directly involved.
- (b) 12/1/2018 (see also 63a above) - workman injured at roadworks on Forge Lane

75 Traffic monitoring, Speedwatch, Lorrywatch

Mr Lane had replied, while Mrs Lindley was away for a few days, to the parishioner who was concerned about pedestrian safety walking down Tanyard Hill.

Miss Clifton was thanked for circulating the speed watch figures and the volunteers were thanked for undertaking the monitoring sessions. She will check with the speed watch organisers about reinstating traffic monitoring near the Yew Tree traffic island at the bottom of Tanyard Hill (see also minute 65 above). Thirteen sessions had been undertaken since the last meeting in early October but all were at The Ridgeway, repeatedly at the top of Tanyard Hill and in the Pondfield Lane and Bowesden Lane areas. 94 out of 808 vehicles were travelling over 30mph, the fastest was recorded at 46mph, 10 warning letters were sent by police to drivers.

Mrs Lindley drew members attention to documents received from KCC/KALC about newer kinds of speed monitoring signs that display the speed of the vehicle concerned, and also ones where there are multiple poles erected and the display panel can be moved around different locations. Miss Clifton agreed to investigate these.

- 76 Street Lighting:** Mr Theobald had reported that the street light in Forge Lane, adjacent to the Crossroads, has a missing light unit. Replacement had been promised by KCC in a short timeframe but does not appear to have been done yet, to be checked.

77 Road Condition/Highways Issues

- (a) Overhanging hedges. The top of Tanyard Hill was flailed and pruned by KCC before being reported but the bottom end was not done at the same time, Mrs Lindley is to write to the owners of Overblow House who are the landowners responsible.
- (b) The Highways Parish Seminar was held on 23rd October 2017, which was attended by Mrs Lindley, the presentation overheads were previously circulated by Mrs Martin. Mrs Lindley was able to discuss our various Highways problems with Mike Payton and

Steven Black with a view to meeting for a more in-depth on-site discussion. See also 84b.

- (c) Personnel changes at KCC: Mike Payton had replaced Lisa Gillham as KCC Highways manager for Gravesham but has since already been replaced by Earl Bourner. Matthew Balfour has recently been replaced by Mike Whiting (Swale West) as the KCC Board member for Highways, Transport, Waste and Environment etc.
- (d) Field Gate on Woodlands Lane between Greenacres and Wood Lodge: Members had previously decided this was not a problem but subsequent experiences had changed their view. Local residents had reported damage to verges and banks on private land due to heavy vehicles turning into the site, and also cars parked outside the gate for long periods and so nearly blocking the road (also seen by several members). The land belongs to Mr D South, and Mrs Lindley will write to him about the problems. It was reported that the previous wooden gate is still there further up the track.
- (e) Kerb outside The Old Rectory and potholes in The Street for repair: Further to discussion at the Autumn drop-in session, Mrs Lindley had reported the low kerb problem to KCC on their website with a photograph and is pleased to report that repairs have been agreed. Resurfacing works in The Street are to take place subsequently.
- (f) Dip in road near Yew Tree traffic island: Mrs Lindley reported this to KCC who responded that they agreed that there was a dip but that it wasn't yet bad enough to warrant repair.
- (g) Brewers Road A2 overbridge potholes. This is a continual problem. KCC had previously advised that they do not deal with potholes on bridges as they cannot drill into the structure to prepare for repair. Efforts to achieve repairs will continue.
- (h) Weeds at roadsides, paths etc: These are becoming a hazard to traffic and pedestrians and must also be causing damage to the carriageway. This had been raised by Mr Hardy at the previous meeting and Mrs Lindley had included it as an adverse score in the recent KCC Highways Tracker Survey. The issues presumably are funding cuts and use of chemicals.

78 Hazards

- (a) Buses turning at Chestnut Green: This was reported again at the Drop-In session. Mrs Lindley wrote to Red Route Bus Co advising that their buses should not turn around at Chestnut Green/Racefield Close. No reply was received but it has since been noted that several double-decker buses have been used on the bus routes.
- (b) Crematorium traffic, address: There have been no particular traffic problems reported but several members had still seen hearses etc traversing the village. Mrs Lindley will contact GBC again about the address, which SPC considers to be incorrect.
- (c) Abandoned car outside Country Park for several weeks: This had been ticketed on and off (but the tickets had been removed) so GBC were aware of it. Miss Clifton reported the vehicle to GBC and it was subsequently taken away.

- (d) Country Park – generally parking and visitor safety: Mrs Lindley wrote to Tim Bell about the parking and traffic problems outside Country Park itself. Also about the safety aspects for visitors where they use the local roads, including to get from path to path. An acknowledgement has been received however saying that road issues outside the Park are not their responsibility, however members considered that there is a responsibility for problems caused by attracting visitor numbers that exceed the on-site parking capacity or use Park Pale deliberately to evade parking charges

79 Parking/traffic problems, Waiting Restrictions and Highway Modifications:

- (a) Bowesden Lane junction by See Ho: A petition had been raised by nineteen parishioners. This was discussed at the Joint Transportation Board meeting in September 2017 but evidence is needed, photographs etc. Miss Clifton had agreed to try and take some but had not been able to do so since the previous meeting.
- (b) Cob Drive junction, parking on the corner with Forge Lane. Mrs Lindley has taken photographs at different times, showing the problem and will obtain more and assemble them for reporting to KCC as supporting evidence.

80 Feedback from GBC/KCC Joint Transportation Board

- (a) The last meeting was held on 6th December 2017, kindly attended by Mr Bugg as Mrs Lindley was away. The next meeting will be held on 14 March 2018.
- (b) The previously requested 30mph zones on Pear Tree Lane and Forge Lane had been raised previously through the JTB but Mr Theobald had not received a formal response. Lisa Gillham, the former KCC Area Manager, had corrected this on 12th October 2017 saying that “because the village and collision record has not changed substantially since it was last assessed that the answer should remain as was. KCC will not prioritise Forge Lane for speed reduction.”

81 Open Consultations:

- Department for Transport - proposals for the creation of a Major Road Network, closes 19th March 2018 <https://www.gov.uk/government/consultations/proposals-for-the-creation-of-a-major-road-network>). The primary aim of this is said to be that by classifying roads as major, a new category, it will result in funding being available for upgrades to roads such as the A228 and the A289 out to Grain. Mrs Lindley will read the document in detail and respond on behalf of SPC.
- Review of Park Homes legislation – call for evidence (part 2), closes 16th Feb 2018 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/662133/Park_homes_-_Call_for_evidence_Part_2.pdf . Not relevant to SPC.
- Early Partial Review of Kent Minerals and Waste Local Plan 2013-30, closes 16th Feb http://consult.kent.gov.uk/portal/mwcs/early_partial_review_2017/early_partial_review_2017?pointId=4823066 . Not relevant to SPC at present as the nearest site discussed is at Joyce Green in Dartford.

- Mineral Sites Review, closes 16th Feb
http://consult.kent.gov.uk/portal/second_call_for_sites_2016/mineral_sites_plan_-_options_consultation?pointId=4415633
- 82 Closed Consultations/for Information:**
- “Planning for the right homes in the right places”, closed 9th November 2017
<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>. Mrs Lindley has responded on behalf of SPC, the main point made was that designations that restrict building (e.g. SSSI’s, AONB, Green Belt etc) should be taken into account when setting targets. Gravesham as a whole has little brownfield land remaining and 78% of land has a designation but a target of 508 new dwellings per annum is proposed, higher than some areas without any restricted land.
 - KCC Local Flood Risk Management Strategy 2017-2023, closed 8th October 2017
<https://consultations.kent.gov.uk/consult.ti/LocalFloodRiskManagementStrategy/consultationHome>
 - Kent Downs Area of Outstanding Natural Beauty (AONB) Landscape Character Assessment Review, closed 5th Jan 2018 (documents circulated by Theresa)
 - KCC Gypsy and Traveller Site allocation policy review, closed 5th December 2017
<https://consultations.kent.gov.uk/consult.ti/GTSiteAllocationPolicy/consultationHome>
 - Lower Thames Crossing Environmental Impact Assessment scoping report, closed 1st December 2017, link is to Planning Inspectorate report of 13th December 2017
<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010032/TR010032-000033-LTC%20-%20Scoping%20Opinion.pdf> . Mrs Lindley had responded on behalf of SPC making all points she could think of.

83 Outside Parish but with impact

Nothing reported.

84 ANY OTHER BUSINESS

- (a) Mrs Lindley reported that the next Drop-In session has been booked for Saturday, 17 March 2018. Mr Lane will place this on the notice boards.
- (b) It was reported that a petition containing some 228 signatures had been raised by residents of Pear Tree Lane and the Ridgeway seeking an extension of the 30mph speed restriction at the western end of the lane and the introduction of traffic calming measures in the Ridgeway and Pear Tree Lane. Residents had submitted the petition to Kent County Council in early January 2018 at the same time seeking the endorsement of the Parish Council and the support of Mr Theobald in his role as a Gravesham Borough Councillor. The petition was supported by other documents. The Parish Council considered and endorsed the petition at its meeting on the 11th January. Mr Theobald had requested that the petition be placed on the agenda of the next meeting Gravesham Joint Transport Board. The Board is made up of representatives of the Borough and County Council, supported by County Council and Borough Council

officers, and is attended by representatives of the parish councils. The Board is due to meet on 14 March when the petition will be considered.

Mrs Lindley reminded members that she had been having discussions about Shorne traffic issues with various KCC personnel for some time and considers that she is now making some progress (repeated changing of KCC area managers has not been helping this).

The recent accident resulting in the death of a cyclist in the eastern section of Pear Tree Lane may add weight to the case but it does not appear that it involved any vehicle or was vehicle speed related.

KCC has made it clear, as had been reported back and circulated from the annual Highways Seminars, that there is no KCC funding available for traffic calming schemes – we need to employ our own scheme designer and fund both the design and any subsequent build and then maintenance. Mrs Lindley will continue taking all the matters forward and she is presently arranging to meet with the new KCC Highways managers to seek their help and advice.

- (c) Miss Clifton reported that a resident in the Chestnut Green area had experienced a problem with a low frequency noise but the possible cause had not been established.
- (d) Mr Lane raised that he had reported the potholes by Racefield Cottage to KCC. Also the missing road markings to GBC. There was discussion about the previous resurfacing job not having been very high quality as the surface had deteriorated again very rapidly.
- (e) Regarding the points raised by Mrs Jarmyn at the last meeting about traffic being required to give way at the narrow parts of Woodland Lane, Mr Lane commented that she may not have realised that the tarmacked area on the east side as one leaves the housing heading for the A2 is actually private frontage and not road. Among other problems, vehicles have been pulling over onto this to wait their turn, causing the surface to deteriorate, but KCC will not mend the resulting potholes as it is not Highway land.
- (f) The overgrown hedge at Racefield Cottage was also mentioned as affecting sightlines and Mrs Lindley will write to the owners requesting it should be cut back. Mrs Lindley was concerned however that making the road at that point appear wider could make matters worse if drivers were less able to judge that there isn't enough width for two vehicles to pass.

There being no further business, the meeting closed at 9.23pm.

SPC Planning Applications since 5/10/17

| Ref | Address | Description | SPC Submission | Decision |
|--------------|--|--|--|-----------------------------|
| GR/2017/0968 | 7 Michael Gardens, Gravesend, Kent DA12 4QA | Erection of a single storey front extension, erection of a single storey rear extension to connect the dwelling to the outbuilding and erection of a first floor rear extension. | <p>The Parish Council has NO OBJECTION IN PRINCIPLE to the above proposal but comments overall that the description is difficult to understand in relation to the orientation of the house to the street.</p> <p>The applications falls into two parts, and we would like to submit the following comments:</p> <p>1) Single storey rear extension (related to kitchen and dining room). This is on two sides of the house, principally across the rear aspect, where there seems to currently be a garden shed. The proposed extension goes right up to the boundary and has a flat roof with three rooflights - these should have the lowest possible profile in order to minimise visual impact on neighbouring properties.</p> <p>2) Joining with, and incorporation of most of existing double garage into living accommodation with partial second storey extension over.</p> <p>On the ground floor, the proposal is to remove the chimney and to infill between the existing house and double garage, with half of the garage becoming residential accommodation. The remainder of the garage is shown as part single garage and part store room however the size of the store room appears to make this garage too short for an average car. If a garage space is being retained then this aspect of the plans should be revised. The nature of the new roof here is unclear but should be similar to the existing garage and house roofs.</p> <p>On the first floor, it is proposed to extend over the previous ground floor space and part of the garage. The same style of hanging tiles should be used as existing. We suggest that the window of the wardrobe room needs to be located more towards the main part of the house in order to allow enough depth for a wardrobe at the southern end of this room.</p> <p>Sent 11/10/18)</p> | Permitted |
| 20170714 | Fort View Gravesend Road Shorne Gravesend Kent DA12 3JH | Single storey rear extension with a depth of 8 metres, maximum height of 3.286 metres and eaves height of 2.299 metres. | <p>The Parish Council has NO OBJECTION IN PRINCIPLE to the addition of the conservatory as specified at the rear of the house, provided that the neighbouring properties do not raise valid objections.</p> <p>(Sent 8/11/17)</p> | Prior approval not required |
| 20171007 | Hartshill Nursery Thong Lane Shorne | Change of use of part of the land to provide a | <p>The Parish Council wishes to OBJECT to this application.</p> <p>The application proposes to create a new business in the Green Belt, which will be a</p> | Pending |

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| | Gravesend Kent DA12 4AD | garden nursery open to the public, with separate parking area and creation of a new entrance. | retail operation. The applicants refer to their present business growing over time, and if continued this could lead to a demand for further Green Belt land to be consumed for future expansion. Thong Lane and other approach routes to the site are very narrow in places, and present traffic levels and types already cause problems. There will be increased hazardous turning movements into and out of the site. We are concerned about additional traffic volume being attracted onto unsuitable roads and routes, particularly HGV's needed to bring all types of stock to the site, and other commercial vehicles delivering sold items which may be heavy and bulky. We would also draw the attention of the applicants to the latest version of Highways England's Lower Thames Crossing "Red Line Boundary" drawings, which unfortunately now includes the Hartshill nursery site. It is possible that road disruptions during construction might restrict vehicular (and therefore deliveries and customer) access to the Hartshill site. (Sent 25/11/17) | |
| 20171036 | Red House Lower Road Shorne Gravesend Kent DA12 3HR | Application for the approval of conditions 3, 4, 5, 6 and 7 attached to planning permission reference no. 20160441 relating to details of refuse arrangements, hard surface treatments, soft landscaping, lighting details and noise report. | The Parish Council has NO OBJECTION to this application. (Sent 8/11/17) | Pending |
| 20171068 | High Ridge Pear Tree Lane Shorne Gravesend Kent DA12 3JU | Application for a Lawful Development Certificate in respect of the proposed erection of single storey rear and both side extensions. | The Parish Council is unhappy about this application which lacks detail compared to that previously submitted under GR/2017/0717 – we had expected to see a revised drawing of similar high quality. The aim appears to be to establish the maximum footprint under permitted development rights but the plans are so sparse that it is difficult to comment constructively. The floor area is being increased by approximately 150%. We assume that the visual appearance of the front elevation of the existing house will remain unchanged. Due to the land dropping away at the rear of the house, we believe that the finished roof height of the proposed rear extension may be too high to be permitted | Pending |

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| | | | <p>development, hence we OBJECT to this aspect of the application. We are unclear whether the 3.3m deep garden room was a previous addition to the house, in which case the proposed rear extension, adding a further 8m, would also be too deep – this requires clarification.</p> <p>We note that no rooflights/lanterns are shown, this seems impractical. If it is intended to have such then these need to be shown, with their dimensions, at this stage.</p> <p>(Sent 8/11/17)</p> | |
| 20171095 | Land To Rear Of Overblow Lodge Tanyard Hill Shorne Gravesend Kent | Demolition of the existing barn, erection and slight re-location of a 3 bedroom bungalow and access driveway. | <p>The Parish Council wishes to OBJECT STRONGLY to this application.</p> <p>The proposal is to create a new single storey dwelling where there is none presently, on Green Belt land situated behind an existing house. As such it is an undesirable form of backland development which would affect the openness of the countryside.</p> <p>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 provide any reasons for the need for such a property or why Green Belt policies should be set aside.</p> <p>It is noted that the Planning and Access statement refers to an existing barn that is undergoing “slight relocation” however the proposed new dwelling does not in any way overlap the footprint of the existing barn, being in a completely different location.</p> <p>(Sent 8/11/17)</p> | Pending |
| 20171121 | Orchard Lea Farm Shorne Ifield Road Shorne Gravesend Kent DA12 3HE | Application for approval of condition 8 attached to planning permission reference number 20170647 relating to the details of the bin store and enclosures. | <p>The Parish Council has NO OBJECTION to this application.</p> <p>(Sent 8/11/17)</p> | Approval of details |
| 20171122 | Starwood Pear Tree Lane Shorne Gravesend Kent DA12 3JU | Formation of an additional vehicular access and driveway onto a classified road. | <p>The Parish Council notes that the same plans as submitted presently were previously submitted under application GR/2014/0450 which was permitted despite our objections.</p> <p>The Parish Council wishes similarly to OBJECT to this present application:</p> <p>1) Pear Tree Lane is a narrow country road, in many places with poor sightline visibility leading to turning movements being a hazard. Increasing the number of</p> | Pending |

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| | | | <p>accesses onto the road should be avoided.</p> <p>2) This application (to date) does not include any evidence of need or statement of purpose for an additional access into the application site.</p> <p>3) The site is in an area where Green Belt policies apply and development is not normally permitted. The construction of an additional access will require engineering works.</p> <p>4) If permitted the access would set a precedent making it difficult to control the introduction of further access points at other properties.</p> <p>5) The proposed new access will be a straight continuation of the existing access past the stables to the Pear Tree Lane roadway. It should be made clear in any permission that the access route (not road) to the stables, which are annexed to the house, and the woodland, is linked to the Starwood property and its use is ancillary to the dwelling.</p> <p>(Sent 8/11/17)</p> | |
| 20171132 | The Old Vicarage The Street Shorne Gravesend Kent DA12 3EA | Application for Listed Building Consent for the replacement and repair of timber framed windows. | <p>The Parish Council has NO OBJECTION to this application, subject to the advice and approval of the GBC Heritage officer.</p> <p>We note from the photographs etc that at least one window panel presently opens inwards, we would have no objection to all such window panels being altered to open outwards if preferred providing the general appearance remains unchanged.</p> <p>(Sent 8/11/17)</p> | Pending |
| 20171133 | Dairy Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JX | Conversion of the existing garage to form a bedroom and lounge. | <p>The Parish Council has NO OBJECTION IN PRINCIPLE to this application but would like to see a parking layout showing spaces that are sufficient and appropriate for what will become a seven bedroom house.</p> <p>(Sent 8/11/17)</p> | Permitted |
| 20171154 | 7 Burdett Avenue Shorne Gravesend Kent DA12 3HP | Conversion of the existing garage into a kitchen/diner. | <p>The Parish Council has NO OBJECTION IN PRINCIPLE to this application.</p> <p>We note with general concern however about loss of integral parking and storage space although this house will still have sufficient hardstanding on site for two cars.</p> <p>(Sent 5/1/18)</p> | Pending |
| 20171173 | The Mill House Mill Hill Lane Shorne Gravesend Kent DA12 3HA | Conversion of existing garage/workshop/store to provide an annexe comprising kitchen, entrance hall, w.c./cloakroom and lounge at ground floor | <p>The Parish Council has NO OBJECTION IN PRINCIPLE to this application but wishes to make the following comments.</p> <p>The present condition of the garage building is a cause for concern. Its loss would affect the street scene in a Conservation Area, so preservation (in this case through conversion) would be welcomed if that is physically practical.</p> <p>This application however effectively creates a new dwelling in the Green Belt, where such development would not normally be permitted. The applicants have</p> | Pending |

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| | | level with bedroom, bathroom and eaves storage at first floor level incorporating conservation style rooflights to front roof slope. | not stated what other approaches they have considered in aiming to provide annexe accommodation, such as extending the main house. If permitted, the building must be conditioned as being ancillary to the main house and that it cannot be used as a separate dwelling. The layout of the new building will be relatively cramped, with low headroom and difficult stairs. As such its actual suitability for elderly/infirm relatives is in doubt. We are not happy about the use and suitability of glass balustrades in a Conservation Area, and request that instead a Victorian wrought iron appearance should be substituted as being more architecturally appropriate for the location and the period style of the building. (Sent 25/11/17) | |
| 20171174 | The Mill House Mill Hill Lane Shorne Gravesend Kent DA12 3HA | Conversion of the existing garage/workshop/store and reconstruction of existing lean-to extension to provide an annexe, comprising kitchen, entrance hall, w.c/cloakroom, dining room and lounge at ground floor level with bedroom, bathroom and eaves storage at first floor level incorporating conservation style rooflights to front roof slope and rear roof slope to lean-to extension. | The Parish Council notes that this is a similar application to GR/2017/1173. The Parish Council has NO OBJECTION IN PRINCIPLE to this application but wishes to make the following comments. The present condition of the garage building is a cause for concern. Its loss would affect the street scene in a Conservation Area, so preservation (in this case through conversion) would be welcomed if that is physically practical. This application however effectively creates a new dwelling in the Green Belt, where such development would not normally be permitted. The applicants have not stated what other approaches they have considered in aiming to provide annexe accommodation, such as extending the main house. If permitted, the building must be conditioned as being ancillary to the main house and that it cannot be used as a separate dwelling. The layout of the new building will be relatively cramped, with low headroom and difficult stairs. The reconstructed lean-to extension is accessed by three steps down rather than having the same floor level as the rest of the building. Overall, the actual suitability for elderly/infirm relatives is in doubt. We are not happy about the use and suitability of glass balustrades in a Conservation Area, and request that instead a Victorian wrought iron appearance should be substituted as being more architecturally appropriate for the location and the period style of the building. (Sent 25/11/17) | Pending |
| 20171177 | 1 Cheney's Cottages Thong Lane Shorne Gravesend Kent | Application for approval of conditions 2 and 3 attached to planning | The Parish Council has NO OBJECTION IN PRINCIPLE to this application, but considers that, as the property lies within a Conservation Area, the hedges fronting Thong Lane should be replanted with locally and historically appropriate mixed | Pending |

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| | DA12 4AA | application reference number 20170001 allowed on appeal under reference number APP/K2230/D/17/318047 8 relating to details and samples of materials, external windows and the front boundary hedge. | native species. (Sent 8/11/17) | |
| 20171187 | 25 Burdett Avenue Shorne Gravesend Kent DA12 3HP | Application for a Lawful Development Certificate in respect of the proposed enlargement of the existing dormer extension in the rear roof slope. | The Parish Council has NO OBJECTION IN PRINCIPLE to this application however we would like to make the following comments: 1) Generally it is preferable that dormers do not extend right to the edge of the building. 2) The dormer will look unbalanced if only one side is enlarged. (Sent 8/11/17) | Certificate granted |
| 20171233 | Wilmington Gravesend Road Shorne Gravesend Kent DA12 3JH | Erection of first floor rear extension and ground floor single storey rear and side extension. | The Parish Council has NO OBJECTION IN PRINCIPLE to this application provided that there are no significant objections from neighbouring properties. (Sent 5/1/18) | Refused |
| 20171254 | 2 Green Farm Cottages Lower Road Shorne Gravesend Kent DA12 3HT | Application for the approval of conditions 3 and 4 attached to planning permission reference no. 20170396 relating to details of materials and parking and landscaping. | The Parish Council has NO OBJECTION to this application (Sent 25/11/17) | Approval of details |
| 20171258 | Silverdene Tanyard Hill Shorne Gravesend Kent DA12 3EN | Erection of a single storey rear extension and creation of a hard standing in the front garden. | The Parish Council has NO OBJECTION IN PRINCIPLE to this application. The rear extension should be of conventional brick cavity wall construction to match the existing house. The hardstanding in the front garden should be of permeable materials. (Sent 25/11/17) | Pending |
| 20171312 | Warren Farm Swillers Lane | Application for determination as to | The Parish Council does not consider that the overall criteria in Class Q of the General Permitted Development Order have been met and does not consider the | Pending |

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| | Shorne Gravesend Kent | whether prior approval is required for the proposed change of use of an agricultural building for the storage of agricultural vehicles to a three bedroom single dwellinghouse under Class Q(a) and (b) with associated building operations of the Town and Country Planning (General Permitted Development) (Order) 2015. | <p>building to be suitable for conversion.</p> <p>We question whether the subject barn was in use on the relevant date (Q1,a,i). The “Apple Store” barn building was converted to residential use in 2016 (Q,1,f,i). The development may require engineering works to create proper access to the site and building, and hardstanding for parking (Q1,i,i).</p> <p>We consider that the nature and location of the proposed dwelling, and the planning history of the site, are such that a formal planning application should be submitted for this proposed development (Q2,1,e and Q2,1,f).</p> <p>The Parish Council therefore wishes to OBJECT STRONGLY to this application. We would also submit the following comments (which we recognise may be more pertinent to a formal planning application):</p> <ol style="list-style-type: none"> 1. The Warren Farm site is outside the village envelope of Shorne, so in an area where Green Belt policy applies. The site is furthermore classified as a local wildlife site although it has been subject to more intensive farming in recent years. 2. No reasons are provided with the application as to why the applicants consider it would be appropriate or necessary to create a new and additional dwelling in the Green Belt. 3. Warren Farm was previously given permission to convert the “Apple Store” to residential use, to become a farmhouse for the smallholding, this was supported in order to regularise and facilitate the overall structure and function of the site. A smallholding needs to have covered storage for feed, machinery and equipment, and shelter for animals – for practical reasons these should be located near to the farm residential accommodation. This facility is being/can be provided by the present barn structure. The photographs show that, although part of the roof has been allowed to further decay, the barn is presently being used in this way and is therefore not redundant. If anything, more capacity is needed. 4. If conversion should be permitted, the question arises as to what additional/replacement agricultural building(s) will be needed instead of the existing barn, where on the site they will be located and how they will be accessed. This could further adversely affect the openness of the rural setting and again be detrimental to the Green Belt. 5. A replacement barn would need to be built and brought into use before the existing barn could be converted but there is no current planning application/permission for that. 6. The existing building is right on the boundary of the property. Its southern flank | |
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| | | | <p>is partly screened from wider view by bushes and trees growing close to its wall, which would not be practical for a residential building with windows. As it is located on higher ground and right on the border of the land, a converted building would be visually intrusive to a wide area of view and would affect the openness of the rural area.</p> <p>7. We would question the suitability of the building for conversion. The floor structure and strength of the foundations and roof supports of the present building are unclear. It is not discussed as to how services will be provided - the narrative about drainage in the Block Plan document is confused.</p> <p>8. A red line bounded area is shown on the OS site plan, but it is not clear how this has been derived. As a converted agricultural building the permitted residential curtilage would be very narrow around the building, much less than the extensive "garden" shown on the plans which appears to be the entirety of a recently defined field.</p> <p>9. The vehicular access arrangements appear to be in common with the farmhouse but are incomplete. It also needs to be clarified as to how access to the rest of the smallholding will in future be made and maintained. The narrative provided under "Highways" in the Block Plan document needs to be clarified as it refers to "access to the proposed barn" and to access gates and routes that are not shown/shown clearly on the block plan.</p> <p>10. The plans show double doors from a small bedroom to the outside but no route to the exterior from the living room area. The rest of the internal layout is vague (it is assumed that W.C.'s are actually bathrooms) and much more detailed plans are needed.</p> <p>11. The barn is bordered by a frequently used public footpath. Both the barn and the footpath would mutually have their amenity and privacy compromised by this conversion.</p> <p>(Sent 5/1/2018)</p> | |
| 20171356 | Nuralite Substation Queens Farm Road Shorne Gravesend Kent | Application for prior approval under Part 18 of the Town and Country Planning (General Permitted Development) Order 2015- Installation | <p>The Parish Council has identified this application on the Gravesham Borough Council website. We were not contacted directly. The site location is a few yards west of the parish boundary but has impact on Shorne Parish, we are therefore submitting our comments for consideration.</p> <p>We OBJECT to aspects of the application, and others require further clarification:</p> <p>1. Supplementary need for a footbridge – we consider that the need to be able to</p> | Pending |

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| | | <p>of an access walkway.</p> | <p>access the substation was predictable at the time of the previous application so ought to have been included in the previous application and considered together rather than now being submitted as an essential add-on.</p> <p>2. The height of the footway above the canal water level is too low – there are aspirations locally to see the canal restored as a historical and recreational/leisure asset, possibly including kayaking/small boats using the water. The height of any walkway needs to accommodate this use, either by being arched or by being entirely at a higher level.</p> <p>3. The footway will presumably not be in daily use so a fixed and immovable design may be unnecessary – historically, bridging of the canal was by bridges that could be raised or swung.</p> <p>4. Further damage to the canal bed - We would like assurance that there will not be further damage to or width restriction of the canal bed and walls.</p> <p>5. Landscape impact – the documentation states that the “The works would not have an adverse impact on the landscape” and that the location “is not in an area designated for its high landscape value”. The latter may be strictly true but we disagree as the installation is visible from the high ground and has a general impact on landscape views locally. Adjacent/nearby lands are SSSI and RAMSAR designated and the North Kent Marshes overall have high historic and landscape importance.</p> <p>6. Screening – the documentation states that “The site is well screened” but that is not in fact the case, the structures are/will be clearly visible from high ground and from the immediately adjacent towpath/cycle route. A plan for introducing screening plantings throughout should be provided, including of the parking area.</p> <p>7. Paint/structural colours – yellow is mentioned for several aspects, this should be minimised as it will otherwise be very visually intrusive. We suggest that colours should instead be muted and camouflaged, suitable for the rural location, obviously with the exception of any absolutely essential statutory safety signs.</p> <p>8. Vehicular use of the towpath (footpath and cycle track) for access – The routes to be used for construction, and subsequently operationally, need to be clarified. If not already present, there need to be warning signs to pedestrians and cyclists that vehicles might use the towpath. We would like to see discussion about the arrangements for repairing the surface of the towpath should there should be damage due to vehicles.</p> <p>We were also not consulted about the previous application GR/2015/0511, so only became aware of it once construction had begun. If we had been aware prior then</p> | |
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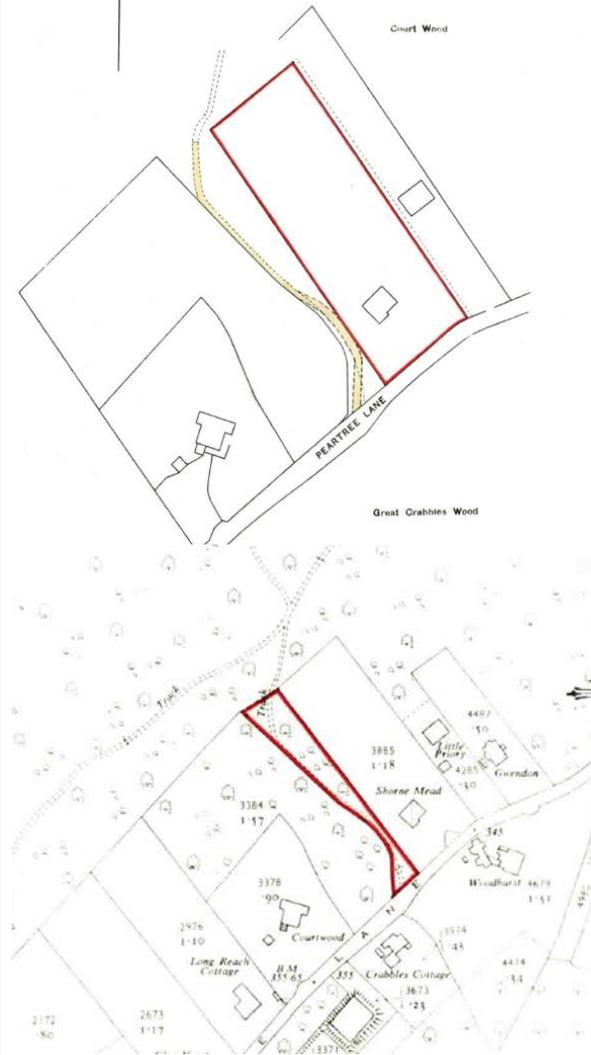
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| | | | <p>we would have made representations:</p> <ol style="list-style-type: none"> 1. The installation has been built partly on the canal bed, this impacts directly on future plans as regards the canal (see above) and we would have made strong objections. 2. The installation is painted a light colour and therefore stands out in the landscape, it should have been/should still be repainted in a camouflaging colour as per other recent local structures, e.g. Khaki Green (RAL 100 60 20 BS 12B21) or Camouflage (RAL 110 50 10) would be more suitable. 3. The unit is located in open countryside, we would have queried as to why it couldn't instead be located at Hoo junction itself. <p>Historical Notes: We note the reference saying that "The authorising Act for the railway at this location was the Gravesend and Rochester Railway & Canal Act, 1845" however we would point out that this 1845 Act was retrospective. The line (single track at that time) had been laid on the southern towpath in 1844 by inappropriately claiming reliance on the Thames and Medway Canal Acts of 1800-1824 and without the plans having been properly discussed prior and approved through a Bill in Parliament as they should have been. From the contemporaneous Select Committee discussions it seems likely that a different route and operating Company might have been chosen if proper planning processes had been followed. As electrified lines and electricity substations would not have been envisaged in 1845, we are not convinced that the 1845 Railways Consolidation Clauses Act can be relied upon as justification for the building of an electricity substation over 170 years later. It should also be noted that the Hoo Junction sidings are not in accordance with the 1863 Railways Clauses Act as shunting, and sometimes standing, takes place across (pre-existing) level crossings. (Sent 23/1/18)</p> | |
| 20171362 | 3 Longtens Cottages Green Farm Lane Shorne Gravesend Kent DA12 3HW | Erection of a two storey side extension, single storey infill rear extension and enlargement of the existing front porch. | The Parish Council has NO OBJECTION IN PRINCIPLE to this application provided that there are no significant objections from neighbouring properties. All materials used should match existing. (Sent 5 th January 2018) | Pending |

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| 20171393 | 6 Cob Drive Shorne Gravesend Kent DA12 3DU | Erection of a two storey side and rear extension and single storey front extension. | <p>The Parish Council OBJECTS STRONGLY to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposal is described as being a “two-storey side and rear extension....” but in fact involves a 2.5m deep, two-storey front extension. This property is situated on a curve of the road so itself already sets the maximum frontal building line, and the Parish Council therefore OBJECTS STRONGLY to extension of the house to the front. A front extension would also be detrimental to the amenity of neighbouring and facing properties. 2. The proposed porch would extend 2.5m to the front of the property, in front of the local building line as described previously. The Parish Council OBJECTS STRONGLY to this aspect of the proposal. However, a much smaller porch (say no more than 1.0m deep – the existing front door is inset) of suitable and compatible design might be acceptable. 3. In both the above front extension cases, there will be an impact on on-site parking. Cob Drive is a difficult area for parking due to traffic needing to access the nearby school, so we would like to see an on-site parking plan for the property also be submitted. 4. The road presently has houses either originally built, or subsequently extended, with roofs running parallel to each other. The existing property and all neighbours have tile-hung upper storeys. This proposal has a roof layout and upper storey facing at variance with the usual in the area and the Parish Council considers that this proposal would be detrimental to the street scene. 5. The proposal introduces one new and one relocated bedroom window on the sides of the property and two additional windows (one a bathroom so presumably has obscured glass) on the new rear wall. That causes concern about the amenity and privacy of neighbouring properties and of the two bedrooms themselves. We do not regard obscured glazing as being suitable for bedrooms. 6. The ground floor of the property is approximately 12m wide and the proposed upper storey would be 10.3m wide. It is unclear how the proposed new layout would be achieved structurally as regards location and strength of load bearing walls. 7. The Parish Council considers that the totality of this application, particularly with the proposed front extensions, could be regarded as over-development. <p>The Parish Council also notes that:</p> <ol style="list-style-type: none"> 1. The submitted plans are sketches which are difficult to read and scale. They do not appear to be well designed/thought through as regards layout. | Pending |
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| | | | 2. The property has already previously been extended, GR/1977/0347 refers. (Sent 11/1/18) | |
| 20180001 | Ringland Pear Tree Lane Shorne Gravesend Kent DA12 3JS | Application for a Lawful Development Certificate in respect of the proposed construction of three dormer extensions in the rear roof slope and conversion of the roof space to habitable rooms. | The Parish Council has NO OBJECTION IN PRINCIPLE to this application (which is similar to previous application GR/2017/0622 for which a certificate was granted) provided that it too meets the criteria of lawful development. We wish to note however that this application is being assessed as per the “existing” plan submitted with the application, on the basis that no other alterations have been, or are going to be, made to the house despite other applications/certificates previously permitted. This is in relation to concerns about there otherwise being overdevelopment on the site. (Sent 15/1/18) | Pending |
| 20170310 Appeal APP/K2230/W/17/3187047 | Dreams, Thong Lane, Shorne, Gravesend, Kent DA12 4AD | Demolition of an existing storage building and erection of new garage and store. | The Parish Council previously made representations (of no objection in principle) to the planning application accompanied by the following comments: <ul style="list-style-type: none"> • The plans show a cross-hatched appearance on the south-facing roof slope of the replacement building, please can it be clarified about the nature of these, i.e. whether rooflights or solar panels. • The plans show a steel gate opening at the western end of the site. From Google Earth there appear to be materials and vehicles in the adjacent field. We are unclear whether this use is by the applicant or others, and whether it has planning permission and is intended to continue so we would be grateful for that to be clarified. • The new building should have conditions imposed that it cannot be used for residential purposes. Having had the opportunity to revisit the proposal, together with comments from other consultees, we wish to add the following: <ul style="list-style-type: none"> • If the buildings and site use (as viewable on Google Earth) were not already in existence we would strongly oppose the application. • Our comments previously submitted as above were in the context of the then existing situation. • The information provided about the application is deficient as indicated, regarding the composition and consequent visual impact of the roof structure and the use being made of the field behind (west of) the application site. • We fully support the comments of the Conservation Architect to Gravesham Borough Council (Mr Allan Cox) concerning the potential adverse visual impact of the proposals on the Thong Conservation Area and his suggestions as to how the | Pending |

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| | | | visual impact could be reduced/mitigated and result in a replacement building that better blends in with the local environment. Thank you very much for considering our comments. | |
| GR/2017/0751 Revised plans notified | 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. | Thank you very much for letting us know about the revised plans. Looking at these, we are obviously pleased with the extent that our comments have already been taken on board (principally the relocation of the main sign and altered frontage landscaping) but we still have a few concerns with the revised plans (as per the detailed comments in our original submission): 1) There is still proposed to be an additional sign on the verge (Ref 06) and we still OBJECT STRONGLY to this. 2) The relocation of the main sign (Ref 01) to a more central position is noted, as is the clearance of shrubbery at the entrance and the welcome addition of a seat at the bus stop (we assume in reality and not just for illustrative purposes). 3) The Parish Council would still prefer for all signs to be externally illuminated, as we consider internally illuminated signs to be more distracting to drivers. At the least there should be an appropriately low level of illumination, as to be advised by GBC. 4) Although perhaps a paradoxical comment, we suggest that there might usefully be low-level illuminated bollards either side of the entrance to make its location clearer at night. (Sent 11/1/18) | Pending |
| GR/2017/0496 (Standing Orders, minuted 27th July 2017) Supplementary comments 16th Jan 2018 | 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 slope and Juliette balconies on the north-west and south-east elevations. | 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 apply, and where new dwellings would not normally be permitted. The proposal refers to “... changing family circumstances where annexe 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. | Pending |

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| | | | <p>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.</p> <p>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.</p> <p>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> <p><u>Supplementary comments, 16th January 2018:</u> The Parish Council has been made aware that the Ordnance Survey site plan submitted with this application does not correctly show the boundaries of the residential curtilage of the house called Shorne Mead or the other piece of land, known as "Land adjacent to Shorne Mead", which is also in the ownership of the applicant. The correct boundaries are shown below (Source: Land Registry).</p> | |
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The Land Registry documents include a variety of restrictive covenants concerning

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| | | | <p>buildings on the residential land, and other clauses concerning the maintenance of fences and the access track that leads from Pear Tree Lane to Court Wood, which has been a feature on Ordnance survey maps since 1862 and provides public access to the Wood.</p> <p>We therefore request that any planning permission should take note that the adjacent land is not part of the residential curtilage of Shorne Mead and also that the owners have an obligation to maintain the associated fences and to keep the access track open and in suitable condition for continuing public use.</p> | |
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