

SHORNE PARISH COUNCIL

**Minutes of the Planning & Highways Committee
Meeting held on 8th March 2018 2018 in Shorne Village Hall**

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

**ALSO IN
ATTENDANCE** Mr A Watson, Thong Lane

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

85 Matters Raised by Parishioners

Mr Watson attended to report/discuss:-

- a) Thanks for the actions that the Parish Council had facilitated (see Footpaths meeting minutes) with John Pelham of the KCC Public Rights of Way team and Tim Bell at the Country Park to get the maintenance/repair work done to NS167 and related fences. KCC had acted very swiftly to repair the steps at Brummel Hill Wood and to erect motorcycle barriers.
- b) Motorcycle incursions are becoming a problem at the Country Park and in other local areas. The problems at Claylane Wood and the restrictions on the enforcement actions of police except for the bike squad were discussed. Mr Rea reminded everyone to call “101” if there is a problem detected.
- c) The large agricultural barns in the centre of Thong have been sold to a construction company, it is not known at present whether there will be a change of use application.

86 Minutes of the Meeting held on 25th January 2018

An amended version had been sent out earlier further to comments received from Mr Lane. Miss Clifton reported that Mr Lane had sent an e-mail just prior to the meeting, which Mrs Lindley had not seen, about the revised wording. Mr Bugg accessed the e-mail on his laptop but it needed to be considered properly. Mr Bugg and Miss Clifton had been present at the previous meeting but did not express any views. Mr Theobald

had not been present at the previous meeting but considered the wording to be factually correct. He suggested some modification. Mrs Lindley said that she will look at the minutes again in conjunction with Mr Lane's new e-mail.

87 Matters Arising from the Minutes not Otherwise on the Agenda

No additional matters raised.

88 Correspondence

No specific correspondence received

PLANNING MATTERS

89 Planning Applications/Issues Pending

- a) **31 The Street, dropped kerb**: The owners/occupiers had previously been written to but with no response. The house had appeared empty for a while but vehicles are again crossing the pavement with risk of damage to the newly resurfaced pavement. It had also been noted that pea shingle from the front garden area was being carried onto the pavement making the surface a risk to pedestrians. It was agreed to send a second letter and if again no response to then refer the matter to KCC.
- b) **Court Wood Planning Issues**: The owner of several pieces of land was applying to have a temporary permission for a large shed made permanent. Also applying for permission for fencing that had been extended since the previous application and now blocking a path. Appropriate representations will be made.
- c) **Containers at Venesta**: It had been noted that three shipping containers, two of which were stacked, had been present in the front garden at Venesta for over a year and remained even though the building work appeared complete. It was agreed to write to the owner requesting that they be removed.
- d) **Sale of Merrievale by Highways England**: It had been suggested at another meeting that Highways England had retained some of the land at Merrievale when they sold it on following the Lower Thames Crossing preferred route announcement. Mrs Lindley had checked and found that the suggestions appeared to be without foundation. The sale price was what they had paid and the land description seemed full and correct. Confusion may have arisen because there is a piece of woodland adjacent but that belongs to another local resident.

90 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.

91 Decisions of the Borough Council:

- a) **New Gravesham housing plan/Green Belt review:** This consultation is now expected to take place in April 2018.
- b) **Rural Housing needs survey:** We have been notified that Gravesham will carry out this regular survey in the Autumn of 2018. A copy of the previous survey from 2013 had been circulated to members.

92 Notices of Appeal

No new notices or results.

93 Parish/Neighbourhood Plan

The Parish Survey closed at the end of February, analysis has been started. There had been 40 responses and many useful comments had been made.

94 Major Plans etc affecting the Parish:

- a) **Lower Thames Crossing:** No further meetings had been held and no updated traffic data or plans published yet. Mrs Lindley reminded that we need to think about Legacy projects.
- b) **Government planning policy changes** (see Open Consultations list below): The Parish Council had made submissions concerning the draft guidance, principally objecting to the target numbers for Gravesham compared to other areas with much lower percentage of Green Belt and other supposedly protected land. An updated version of the policy is now going forward as a White Paper. Further to questions from members, Mr Theobald led a very informative discussion on the history of planning guidance and the Gravesham Green Belt reviews.
- c) **Heritage Lottery Fund:** We had been circulated in early February 2018 asking for suggestions for subsidiary projects in this RSPB led, lottery funded project based on the Hoo Peninsula but also encompassing Shorne Marshes. It was unclear if suggestions were still wanted but Mrs Lindley will make contact to find out more. Items mentioned were Cliffe Fort restoration, Canal restoration and possibility of a footbridge and re-opened visitor car park at Shornemead Crossing.

95 Outside Parish but with impact

Nothing specific to report

HIGHWAYS MATTERS

96 Accident reports

Mr Rea and Mrs McCluskey reported on accidents that had happened recently in Shorne West. There is a continual problem of drivers cutting off the corner when entering

Davy's Place from Marling Way, enough to wear out the white lines. A wall had been demolished after a vehicle skidded in the snow, further details to be provided. Mr Rea has asked KCC for an extra salt bin to be installed in Michael Gardens.

[Information received subsequent to the meeting:

- *27th February 2018 around 09.30 a.m., a Silver Renault Scenic crashed into the garden wall of Numbers 2 and 4 Davys Place including hitting a Telegraph pole. There have been numerous collisions there in the past.*
- *27th February 2018, time unknown, at the junction of Astra Drive and Michael Garden. The garden wall of the house on the left of the entrance to Michael Gardens was damaged.]*

97 Traffic monitoring, Speedwatch, Lorrywatch

- a) **Additional/moveable interactive signs:** Miss Clifton will try to find further information
- b) **Brewers Road traffic figures:** Mrs Lindley had managed to get some June 2015 traffic figures for Brewers Road from Highways England. She had been trying to get these before from KCC without success as it was previously unknown who had undertaken the survey. They were apparently done at various locations in connection with a traffic scheme on the M20. The plan of the measuring points has been requested in case other local survey point data will be useful. The figures are interesting as westbound traffic showed expected maxima at peak times whereas eastbound traffic increase throughout the day. Mrs Lindley will circulate the figures and remind HE about sending us the plan.
- c) **Monitoring of volume and speed proposed in three places: Brewers Road, Ridgeway, Pear Tree Lane:** Further to the discussion with KCC Highways on 9th February (see below), they recommended three traffic monitoring points, two on Pear Tree Lane to capture speeds in different road conditions. Mrs Lindley had asked Mr Bryan Sweetland if he would kindly fund this from his KCC Members Grant and is pleased to report that he has agreed to do so in the sum of £2000.
- d) **Speedwatch sessions since previous meeting:** Miss Clifton reported that 4 sessions had been undertaken and she tabled the summary report. Resulting letters sent: none at top of Tanyard Hill (1 session) and 10 outside Rose Cottage, The Ridgeway (3 sessions), four of which were hand delivered so representing frequent/serious offenders.

98 Street Lighting: Forge Lane light near crossroads: This had been reported to KCC by Mrs Lindley and raised by Mr Theobald with the KCC Highways manager at the JTB meeting last December and in subsequent correspondence, with rapid resolution promised. However the light fitting is still missing, Mr Theobald will take that up with KCC again.

99 Road condition/highways issues:

- a) **Overhanging hedges:** We are writing to the owners of Racefield Cottage about their hedge. The hedge at Overblow House was trimmed back before we had needed to write

to the owners. Miss Clifton reported that some local residents believed that the hedge had been damaged along its length by a foreign lorry but Mrs Lindley considered that the hedge shows signs of being flailed, both may be correct.

[Subsequent to meeting: Mrs Lindley checked on the KCC website, Fault reference 327109, Trees, Enquiry attended - more work required.]

- b) **Field Gate on Woodlands Lane between Greenacres and Wood Lodge:** This had been discussed previously, letter in final draft, will now be sent.
- c) **Kerb at Old Rectory (letter of thanks from Parishioner), potholes in The Street for repair:** Mrs Lindley was very pleased to report that we had received a letter of thanks from a grateful parishioner. Various potholes in “The Street” had been reported to KCC as needing repair.
- d) **Forge Lane drainage roadworks:** Extensive roadworks were being undertaken in Forge Lane and at Malthouse Lane green to improve road drainage. These had been more extensive and complicated than had been predicted so were taking longer anyway, plus the workers lost one week due to rain and a further week due to the snow. The long road closure has been causing a lot of problems.
- e) **Verge outside Silverdene:** Mr Craig had written to the PC about the problem with water coming out of the ground there. This had been discussed with KCC Highways previously and also reported to them a year ago but nothing yet done. Opinions vary as to the cause, the verge needs digging up to investigate. Mrs Lindley has raised the matter again with KCC Highways.

100 **Hazards:**

- a) **Crematorium traffic, address:** Mrs Lindley has written again to GBC asking for the address and postcode to be corrected, response awaited. The Crematorium has been renamed “Riverview”. Funeral traffic is still traversing the village, there had been problems with such traffic encountering the Forge Lane road closure and the snow, with some vehicles having to be assisted to turn and get unstuck.
- b) **Country Park – generally parking and visitor safety:** Mrs Lindley had received a fuller response from the Country Park but they do not take responsibility for problems outside the Park even though these have been caused by visitors attracted to the area. Both they and KCC Highways want us to in effect police the area by taking photographs for evidence. Mrs Lindley had taken one set on 17th February when there was a “Fun Run” leading to 50+ cars being parked in Park Pale by 09.00 while there were double that number of spaces available on-site. KCC Highways view was that the problem was mainly at weekends when lorries were not using the road however there is a lot of traffic to the golf club at weekends. When that many cars are parked around the curve, the end of the obstruction cannot be seen by vehicles attempting to pass.

101 **Parking/traffic problems, Waiting restrictions and Highway modifications:**

- a) **Bowesden Lane junction by See Ho – Photographs needed:** As discussed previously, Mrs Lindley reminded that more photographs of the problems at the

junction are needed, as requested by KCC, to support the petition previously raised by Bowesden Lane residents.

- b) **Meeting with KCC Highways 9th February 2018:** Mrs Lindley had arranged a meeting with the new KCC Highways staff responsible for Gravesham – Earl Bournier (Operational Manager) and Thomas Williams (Scheme Manager). She had taken them on a drivearound, together with Mr Theobald, to show them the problem areas of most pressing concern. Mr Lane attended later to discuss the recent residents petition and other submitted documents. KCC advised that three speed and traffic static surveys are needed prior to further discussing speed limit reductions, these cost £600 each, inclusive of KCC analysing the results. Mrs Lindley has asked Mr Sweetland to fund these and he has kindly agreed to provide £2000 from his Members Grant funds. KCC gave some hope around achieving Village gateway signs, speed signs painted on roads (can only be located where there are repeater signs) and possibly speed limit reductions (subject to supporting evidence from the surveys). Paradoxically, they will only reduce speed limits to the speed that traffic is already doing, this is because speed limits are supposed to be self-enforcing. KCC will not fund traffic calming, chicanes etc and said they are expensive, can cause problems, and now require high level street lighting to make them obvious to drivers. Mrs Lindley will write up her notes and circulate them.
- c) **Cob Drive junction:** Mrs Lindley has been assembling photographic evidence but the prolonged road closure has interfered with this process.

102 **Feedback from GBC/KCC Joint Transportation Board**

The next meeting will be on 14th March 2018, the petition by residents of The Ridgeway and Pear Tree Lane has been placed on the agenda at the request of Mr Theobald as a member of the JTB Committee in his Borough Councillor role.

103 **Open Consultations:**

- a) Grain to Woolwich Coastal Path (branding):
<https://www.nationaltrail.co.uk/thames-path/news/thames-coastal-accessa-historic-opportunity-have-your-say>
 No need for commenting identified.
- b) 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>).
 Mrs Lindley had reviewed this and considered commenting not needed, main aspect is consequences of any road improvement schemes not the roads themselves. Interesting point identified concerning Government view on non-validity of traffic increase predictions.
- c) A2 Bean and Ebbsfleet statutory consultation – Bluewater exhibition (others too e.g. at Ebbsfleet station) now Saturday 24th March, consultation closes 4th April 2018:
<https://highwaysengland.citizenspace.com/he/a2-bean-and-ebbsfleet-statutory-consultation/>
 Mrs Lindley will send in some general comments.

- d) Kent Downs Area of Outstanding Natural Beauty Management plan consultation, closes 30th April 2018:
<https://www.surveymonkey.co.uk/r/RCJVRDC> and <http://www.kentdowns.org.uk/>
- e) Draft revised National Planning Policy Framework, closes 10th May 2018
<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

104 Closed consultations/for information:

None to report

ANY OTHER BUSINESS:

105 Matters raised by Members and attending Parishioners

- a) **Thong Lane works while Forge Lane closed:** KCC had given notice while Forge Lane was closed that they also wanted to close Thong Lane on weekdays to do works there. Mrs Lindley contacted them to point out that Shorne buses, including school services, are currently diverted via Thong Lane. The works (ironwork repairs) were moved to a weekend.
- b) **Forge Lane works signage, bad driver behaviour:** The Village has been experiencing a lot of problems with vehicles still trying to use Forge Lane. Mrs Lindley requested KCC to install additional “Road Closed Ahead” signs at Brewers Road junction with Woodlands Lane and The Ridgeway junction with Tanyard Hill. Drivers have been behaving very badly, ignoring the closure signs and then having to make difficult turns, and with some even driving over fields to get around the blockage, damaging crops and some getting stuck in mud. The farmer eventually resorted to digging trenches and bunds across to try and stop them.
- c) **Resurfacing of The Street:** KCC had given short notice that resurfacing is to take place on Monday 12th March despite Forge Lane still being closed. Mrs Lindley has pointed out to them that this will be extremely difficult for residents (who have expressed a lot of concerns on Facebook) but KCC are determined to go ahead. Leaflets are supposed to be delivered to all affected households, KCC say that these have been printed and handed to the contractors but delivery so far is patchy. Mrs Lindley will continue liaising.
- d) **Severe snow:** The recent “Beast from the East” snowstorms caused a lot of problems particularly due to the Forge Lane closure as this meant only the steeper Tanyard Hill could be used. Gritting and proper ploughing could not happen and through traffic would otherwise have kept roads more open. Green Farm Lane became blocked by snowdrifts and the “freezing rain” had also caused severe ice problems. As soon as they were able, the farmers did a very good job on ploughing roads open again, for which the Parish Council expresses its considerable thanks.

- e) **Burst water main, Woodlands Lane:** A burst main occurred as the thaw set in, closing Woodlands Lane temporarily. Southern Water responded very rapidly to undertake repairs.
- f) **Surveying activities Swillers Lane:** It was mentioned that workmen had been undertaking sampling of some kind in the fields beyond Swillers Lane, Mr Theobald will speak to them to ascertain what is being done there.

[Information added after the meeting: The workmen had gone before Mr Theobald could speak to them, Mrs Lindley found out on-line that it was British Geological Survey working for Southern Water, information was circulated to all councillors]

- g) Mr Rea and Mrs McCluskey reported on problems at Cascades Leisure Centre over security and vandalism issues and noise. These are longstanding problems but SPC had not been made aware before. These need to be reported direct to GBC. Members were unsure as to who runs the centre now, Mrs Lindley will check

[Information added after the meeting: The centre is run by Gravesham Community Leisure Ltd (GCLL), an Industrial and Provident Society with charitable objectives. The organisation manages Cascades and Cygnet Leisure Centres in partnership with Gravesham Borough Council.]

106 Matters from other Committees being discussed for convenience:

- a) **Drop-in session – next to be Saturday 17th March 10-12, Village Hall:** Reminder of this event, not all need to attend but will be useful to have someone from Shorne West.

The meeting closed at 9.31pm.

SPC Planning Applications since 25/1/18

| Ref | Address | Description | SPC Submission | Decision |
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| 20180038 | Windsong Pear Tree Lane Shorne Gravesend Kent DA12 3JS | Single storey rear extension with a depth of 8 metres, maximum height of 4 metres and eaves height of 2.5 metres. | <p>The Parish Council has identified this application on the GBC website. We attempted to ascertain from GBC as to whether the two Plans and Elevations documents mentioned in the application covering letter had been received by GBC but were unable to confirm this. If they were so received they have not been loaded on to the GBC website for us and neighbouring properties to access in order to be able to properly assess the impact of the proposal.</p> <p>Our comments therefore can only be based on the site location plan.</p> <p>The Parish Council has NO OBJECTION IN PRINCIPLE to the property being extended at the rear but makes the following comments:</p> <ul style="list-style-type: none"> • The site is in the Green Belt, the property will be approximately doubled in floor area. • The plan we have access to, and investigation of the site shows that the land falls away from right to left (south to north) on the site. We consider that a plan showing the changing ground levels and the roof lines and heights of neighbouring properties is needed. • We consider that the proposed rear extension could have significant impact on the amenity of the left side (northern) neighbour (Bethany) as it is close to the boundary and physically higher, so has the potential to cause overlooking. • As the ground also appears to fall away on the site from front to back, we would question whether the rear extension will be in fact require formal planning permission due to being too tall. <p>(Sent 18/2/18)</p> | |
| 20180050 | Daymer Green Farm Lane Shorne Gravesend Kent DA12 3HL | Demolition of existing bungalow and erection of 2 x four bedroom chalet bungalows. | <p>The Parish Council OBJECTS STRONGLY to this application, reasons as follow:</p> <ol style="list-style-type: none"> 1. The application refers to “chalet bungalows” however the plans show a pair of semi-detached houses. 2. The plot of land is relatively narrow although similar to neighbouring detached properties. It has a detached, extended chalet bungalow on the south side and a small width detached house on the north side. In this part of Green Farm Lane there are no semi-detached properties on single plots. The proposal would be out of character with the area and detrimental to the street scene. 3. The proposal attempts to meet concerns about parking spaces by having an internal garage however there is also a parking space shown in front of this which would limit its use. We note that there is an electricity/telegraph pole and a road | |

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| | | | <p>sign at the front left of the property, the latter being outside its present front fence. Visibility of the road sign would need to be maintained.</p> <p>4. The proposed design is cramped internally and provides insufficient living space for a four bedroom property. It is likely that occupants would want to convert the integral garage into living space which would invalidate the parking space numbers. This part of Green Farm Lane is narrow and would not support parking on the road.</p> <p>5. Unlike the existing bungalow, the proposal extends forward of the existing building line between its neighbours, and further back at two-storey height. The proposal has much greater mass than the existing property and a higher roofline. It builds close up to the boundaries on both sides and would be significantly detrimental to the amenity of the neighbouring properties.</p> <p>6. We consider this proposal to be overdevelopment of the site. (Sent 1/2/18)</p> | |
| 20180081 | Ringland Pear Tree Lane Shorne Gravesend Kent DA12 3JS | Erection of part two storey and part single storey extension on northern side elevation to form breakfast room, utility room and enlarged study at ground floor level with ensuite shower room/wc and ensuite wc at first floor level and erection of first floor extension on southern side elevation to form bedroom with ensuite shower room/wc., with alterations to the front facade. | <p>Preamble: This property has been the subject of 7 various types of planning applications since October 2015 (including one recently withdrawn before the plan had been accessed). We note that the property also has permission for a dormer conversion of the loft (20170622), a similar recently pending modification (20180001) however the present application does not show the rear dormers and front rooflights or seem to include a staircase to the loft. There is also still existing permission (20151005) for a large pool building and two-storey rear extension.</p> <p>The present application: We note that the property has a similar existing permitted planning application 20170592. In this present application, the south side (right hand) two-storey extension is similar, but less wide at ground level, which is a welcome improvement. The north (left hand) extension is different to that previously permitted as it is wider at ground floor level. There may be a structural incompatibility there as regards providing supports to the proposed first floor extension. There are now no side windows at first floor level.</p> <p>The application documents do not include a plan showing how the land slopes from right (south) to left (north), and comparative roof heights of neighbouring properties, to enable full and proper evaluation of the significant impact on the amenity of neighbouring properties, or a parking plan (as the double garage is being lost). We would like to see these submitted prior to your consideration of the application.</p> <p>Conclusion: Subject to the comments above, the Parish Council has no objection in</p> | |

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| | | | <p>principle to this application, which is similar to previous application 20170592, as that was permitted by GBC. We actually consider though that there is proposed a significant and unwelcome increase in bulk of the building, that it will impact adversely on the openness of the Green Belt, and the summated proposed changes constitute overdevelopment.</p> <p>The latest plans (revision M) widen the property to a greater degree on the left hand (northern) side than the previously permitted (Revision L) plans. We OBJECT STRONGLY to this modified left hand (north side) extension which is now too wide at ground floor level, leaving only a few centimetres to the boundary (which is not clearly indicated on the plans) with barely room for a fence. The ground floor extension there should be reduced in width by at least one metre, with the first floor extension width to match - this will remove the structural difficulty, improve the visual appearance and add balance to the design.</p> <p>We would also request that conditions should be imposed regarding retention of the high bank to Pear Tree Lane at the front and the associated screening trees and vegetation.</p> <p>(Sent 18/2/18)</p> | |
| 20180103 | 2 Fairfields Gravesend Kent DA12 4QG | Erection of a single storey rear extension with roof lights and conversion of the garage for use as part store, part living accommodation. | <p>The Parish Council has NO OBJECTION IN PRINCIPLE to this application. However, we must express concern over the associated reduction in planned parking spaces from two (including the garage to be converted) to only one.</p> <p>(Sent 28/2/18)</p> | |
| 20180115 | 1 Davys Place Gravesend Kent DA12 4DL | Application for a Lawful Development Certificate in respect of the proposed raising of the roof to form hip to gable, construction of a dormer extension in the existing and proposed rear roof slope and erection of a single storey rear extension. | <p>This property is semi-detached on a corner plot, on land that rises steeply from front to back, so the current appearance of the house is a little dominant in the street scene. The entrance level is on the first floor at the front with a ground to basement single garage underneath. The proposal will add a third floor at loft level as viewed from the front. The proposed rear dormer shows subsidiarity to the existing house and to the proposed new side extension.</p> <p>The Parish Council has NO OBJECTION IN PRINCIPLE provided that there are no valid objections from nearby/neighbouring properties.</p> <p>(Sent 28/2/18)</p> | |