

**SHORNE PARISH COUNCIL**

**Minutes of the Planning & Highways Committee  
Meeting held on 14 June 2018 2018 in Shorne Village Hall**

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

**APOLOGIES** for absence were received from Mr R Cooper

**1 Minutes of the Meeting held on 19 April 2018**

The Minutes were AGREED as a true record.

**2 Matters Arising from the Minutes not Otherwise on the Agenda**

None.

**3 Correspondence**

See under relevant sections below.

**4 Correspondence about Planning and Highways matters:**

See relevant sections below

**PLANNING MATTERS**

**5 Planning Applications/Issues Pending:**

- (a) Long Acre – Caravan, multiple occupancy, waste: The caravan previously causing concern has gone. Overall, problems will be reported again to the Enforcement Officer at GBC if there are any changes in the circumstances. At the moment it is thought that the house is unoccupied and there is no case to answer about multiple occupancy. Detailed and firm evidence will be needed.

- (b) 31 The Street - Dropped Kerb, Driving across Pavement & Grass Verge: No response or action after two letters, advice will be sought from KCC.
- (c) Venesta, Woodlands Lane: Subsequent to a discussion meeting of Mrs Lindley and Mr Theobald with GBC Officers, the Planning department at GBC obtained agreement that the proposed beech hedge, that would have enclosed part of the Common, was removed from the plans. They also inserted an advisory clause regarding the problem of the driveway crossing the footpath and Parish Council owned land, which suggests that the owner should hold discussions with the Parish Council about either relocating the driveway fully onto his own land or otherwise obtaining an easement from the Parish Council. No contact has yet been received, a letter will be drafted for the Chairman to send.

No response has been received following the letter to the owner concerning removal of the three shipping containers. GBC have advised that they are in infringement of Planning regulations as they do not have permission, and action will be subsequently taken by Planning Enforcement if they are not removed.

Mr Lane reported that he had received an email from a resident informing that two men in a car had driven up the footpath by Venesta around 3pm on Bank Holiday Monday 28<sup>th</sup> May and been stopped by the informant. They claimed to be looking for somewhere to BBQ. This is a considerable security and public safety concern and the appropriate measure against this recurring would be to continue the line of chestnut butts on the Common across the entrance to the footpath. This matter will also be covered in the draft letter to the owner of Venesta.

- (d) Burdett Avenue: A fence had been installed along the edge of the footpath in the adjacent field, and across the roadway. Legal action by the field owner had been successful but the fence across the road is still there. Mrs Lindley had written to Earl Bourner at KCC about this and he had confirmed that KCC had written to the householder. She will keep the area under review and correspond again if there is not any progress. She will also write to the agent for the field about regularising the link from Burdett Avenue to the footpath.
- (e) Merrievale, Pear Tree Lane - Tree Felling, Enforcement Action: On the morning of same day that Mrs Lindley and Mr Theobald were meeting with KCC Planning about the Venesta planning application, reports were received that oak trees in the front garden of Merrievale were being cut down. Local residents expressed concern that more mature trees in the rear garden and on adjacent land might also be under threat. Mrs Lindley and Mr Theobald went straight to Planning officers to report the problem, and were impressed that by the time their meeting had finished, two officers had already gone out to the site. An emergency Tree Preservation Order was put in place, these last for six months and should subsequently be made permanent.
- (f) See Ho – Event Attracting Potentially Large Attendance (21/22 July): Further to discussion at another meeting, the Environmental Protection Dept had been contacted by e-mail to seek more information about an Events license being in place and for their general advice but no response had yet been received. Mr Theobald, in his role as a GBC Councillor, had spoken to the Licensing Dept. It is likely that there would be a large

number of cars requiring parking and it seems that part of the car park could be being used to accommodate the event. Environmental Protection will be contacted again.

- (g) **Scalers Hill - Proposed Storage Yard**: This is in Cobham Parish but on the boundary of Shorne just across the A2, where there had previously been a pig farm near to the Thong Lane overbridge. The land is shown as divided in two, with half of it proposed to site ten concrete pumping/mixing vehicles, a concrete powder silo and five staff parking places, without any staff facilities. The proposed use of the other half is unclear. The access route would not be suitable for HGV's and belongs to Highways England. The Parish Council had not been notified about this application, representations opposing will be submitted.

## **6 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 after the end of the minutes.

An analysis of Planning Applications considered during 2017-18 prepared by Mrs Lindley had been circulated previously and is appended to these minutes, please see Appendix A.

## **7 Notices of Appeal:**

- (a) **Hillside Farm, Butchers Hill** – single storey extension 20170785 – Dismissed.
- (b) **Perry Dene, Pear Tree Lane** – two applications 20170322 and 20170664 – Pending.

## **8 Parish/Neighbourhood Plan**

Mrs Lindley had previously circulated the final version of the Parish Survey to members, it was presented at the Parish Assembly on 17th May.

## **9 Major Plans etc affecting the Parish**

- (a) **Lower Thames Crossing** – no further information from or meetings with HE. Wildlife surveys have been undertaken and Land interest questionnaires provided to affected landowners. Aerial surveys regarding utilities are being undertaken from 11<sup>th</sup> June. HE representatives are attending a Gravesham Business meeting on 13<sup>th</sup> June. There was apparently a KCC+ Medway + GBC meeting in May 2018. The statutory consultation is expected in the Autumn. Adam Holloway had spoken to Mr Raab on 17<sup>th</sup> May and will circulate notes. Mr Lane has been invited by Adam Holloway to attend an HE “Briefing to MP’s” meeting on 16 July 2018 at Portcullis House.
- (b) **Gravesham Local Plan** – consultation extended until 11<sup>th</sup> July. The PC delivered leaflets to all households encouraging participation. GRRG have been holding general public meetings in various locations, which have been well attended. It was stressed that a strategic green gap should be maintained between Gravesend and the Medway Towns, this is an essential aspect of the Green Belt north of the A2. GRRG are holding another

Committee meeting at Istead Rise on 15<sup>th</sup> June, Mrs Lindley, Mr Lane and Miss Clifton intend to attend.

- (c) Grain to Woolwich, England Coast Path – The final path is for publication in the Autumn, it will be signposted as both Thames Path and England Coast Path.

**10 Outside Parish but with Impact** – nothing specific to report

**HIGHWAYS MATTERS**

**11 Accident Reports:**

- (a) 4 May 2018 - Van and car at A2 off-slip to Brewers Road.
- (b) 10 June 2018 – On bend in Thong Lane. Collision of two cars head on. Police and ambulance were called. Personal injury resulted.

**12 Traffic monitoring, Speedwatch, Lorrywatch**

- (a) Funding received for traffic volume and speed monitoring: The money was sent to the Parish Council rather than internally at KCC, we will have to get the 3 quotes requested for the work to be carried out and organise everything ourselves, the surveys have to be done when there are no major roadworks disrupting traffic etc, i.e. under normal traffic circumstances, so may have to be done now after mid-September. Mrs Lindley is dealing with this however it was wondered what KCC would do in a non-Parished area such as Chalk.
- (b) Lorry Watch: A Salvatori lorry was encountered in Green Farm Lane on 31<sup>st</sup> May, 2018. Mrs Lindley reported this to Mr Lane, he will chase them up about this.
- (c) Speed Watch: Miss Clifton reported that this was last carried out on 11 May 2018. Four sessions were carried out. There are now two new volunteers who have done their on-line training but not yet had the practical training. It was also noted for information that there is a new interactive sign in Sole Street.

**13 Street Lighting: Forge Lane light near Crossroads** – fixed at last.

**14 Road condition/highways issues and Hazards**

- (a) Depressed kerb to pavement outside Village Hall - this has been reported by Mrs Lindley, it has to be fixed before the pavement can be repaired.
- (b) Drains on Mill Hill Lane, potholes also Crown Lane. These have been reported by Mrs Lindley and Mr Bugg. Mrs Lindley was phoned by KCC Highways who said that these problems were not forgotten.
- (c) Forge Lane, water damage - Large pothole developed after very heavy rain, and drain gratings lifted, silted up drains. Mrs Lindley and Mr Theobald reported these previously

but there was no action resulting so she phoned Highways, who came and carried out temporary repairs the same day.

- (d) KCC Highways personnel - changing again, discovered through calling the Highways Steward direct about the pothole but they hadn't told us. They are apparently appointing a new person and meanwhile there is temporary cover.
- (e) Damaged kerb Malthouse Lane, condition of greens - complaints made by parishioners who are upset about this. Mrs Lindley e-mailed KCC to find out what is happening, they are waiting for the ground to settle before re-seeding and meanwhile have cut removed the chestnut paling fence and cut the growth down.
- (f) Roadway outside Kia-Ora, Green Farm Lane. The edge of the road is damaged which was causing problems for a Parishioner to access her difficult driveway. Mr Lane has reported this for the lady, not repaired yet.

#### **15 Parking/traffic problems, Waiting restrictions and Highway Modifications:**

Street Racing in Park Pale again - The resident of Boughurst Cottage had complained about the noise the previous evening and other Wednesdays evenings. Mr Lane contacted the police who attended.

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

Meeting held 6<sup>th</sup> June 2018, next is 12<sup>th</sup> September 2018. Because of flood damage, there is a four-week suspension of all other repair works while a backlog is tackled. KCC estimate that they have £650M of repairs to do, but actual funding available is only £8M. Petitions were discussed. GBC reported that officially a minimum of 25 signatures would be required for petitions to the JTB but in practice they would discuss problems based on a lower number.

#### **17 Open Consultations:-**

- (a) Gravesham Local Plan including Green Belt Review – revised closing date of 11<sup>th</sup> July, Mrs Lindley will write and circulate a draft response and then submit representations. <https://www.gravesham.gov.uk/home/about-the-council/have-your-say/consultations/local-plan-review/overview>
- (b) Highways England, Solutions to Operation Stack: Managing freight traffic in Kent – This seeks opinions but does not suggest any particular solutions. Closes Sunday 22<sup>nd</sup> July, Mrs Lindley will respond for the PC. <https://highwaysengland.co.uk/projects/solutions-to-operation-stack-managing-freight-traffic-in-kent/>
- (c) KCC Highways, “Big Conversation (rural transport), closes 8<sup>th</sup> August – is relevant to rural areas without any public transport. <http://www.kent.gov.uk/roads-and-travel/travelling-around-kent/big-conversation>

#### **18 Closed consultations/for information:**

None to report

## 20 Matters raised by Members

- (h) Scalers Hill - Proposed Storage Yard: This is in Cobham Parish but on the boundary of Shorne just across the A2, where there had previously been a pig farm near to the Thong Lane overbridge. The land is shown as divided in two, with half of it proposed to site ten concrete pumping/mixing vehicles, a concrete powder silo and five staff parking places, without any staff facilities. The proposed use of the other half is unclear. The access route would not be suitable for HGV's and belongs to Highways England. The Parish Council had not been notified about this application, representations opposing will be submitted.
- (a) Thong Village – Change of Use of Agricultural Buildings: Mr Theobald reported that the grain storage/drying barns have apparently been bought by a Builders' Merchants and all the grain drying equipment has been removed. There would be concern about possible increased large vehicle movements on Thong Lane. GBC will be investigating the change of use as this requires planning consent.
- (b) 1 Court Lodge – Car Parked on the Footway: Mr Theobald reported on this matter which has been drawn to the Council's attention by parishioners in the locality. There are several cars parked in the front garden of the house, one of which is covered by tarpaulins, a number have been there for some time. Quite frequently, a vehicle is parked fully on, and therefore blocking, the footway outside the property.
- (c) 9 Gabriel Gardens, planning application for side extension: This was discussed, there were concerns about a subsidiary design in this location as it was considered to be out of character for an end of terrace property of this design, representations will be sent to that effect.
- (d) Swillers Lane – flooding of property during recent very heavy rain: Following the flooding in Swillers Lane being reported by a parishioner, Mrs Lindley and Mr Bugg visited the site. The fundamental problem is that the property concerned is set lower than the road so in heavy rain water pours into the garage there, there used to be a ditch and stream but that has been culverted and a pond has been filled in. KCC Highways are aware, will have to see what they suggest, additional drains had been installed previously.
- (e) Marling Cross Lorry Park closure – there had been problems again with Traveller invasion there (and also in Cascades). This parking area is not in Shorne but has impacts due to displaced lorries seeking alternative stopping points.
- (f) Fly-tipping, Shorne Ifield Road - Mr Rea reported that the fly-tipping is particularly bad in Shorne Ifield Road again. He will report this.
- (g) Parking ticket issued at The Ridgeway - Miss Clifton reported that her neighbour received a parking ticket whilst parked on the corner of Pondfield Lane/The Ridgeway.
- (h) Civic Service reading - Mr Lane reported that Dr Craig has kindly agreed to do the Reading on behalf of the Parish Council at the Civic Service to be held on 1 July 2018 at St Peter & St Paul Church.

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

**Appendix A: Analysis of Planning Applications considered during 2017-18**

**SHORNE PARISH COUNCIL  
Planning and Highways Committee  
Analysis of Planning Applications 2017-18**

- Non-residential: 8 applications, of which three were very complex (one had plans changed further to our comments, and two had significant comments/objections submitted of which one was permitted anyway and the other is still pending). Of the remaining five, four were permitted (one having been modified after our comments) and another is also still pending. There was also an appeal relating to one of last year's applications which was dismissed.
- Shorne West: 13 applications, we did not send any outright objections. 6 were permitted, on four of which we had sent various degrees of comments, and the remaining 7 are pending.
- Lower Shorne: 13 applications, we objected to 3 of which 1 withdrawn, 1 refused and one pending. Of the remaining 10, 5 were permitted, 3 which we hadn't objected to were refused by GBC, and two more are still pending.
- Shorne Village: 10, two of which were on the same property by prospective purchaser, withdrawn after we had sent detailed comments. Objected to two, one refused and one (another prospective purchaser) is pending. Remaining 6 made various degrees of comments – 3 permitted, two more pending and one refused by GBC – owner has submitted an appeal.
- Shorne Ifield Road/Thong Lane: 3 applications, two relating to conditions imposed on one property both permitted. The remaining one is being redetermined after an appeal by GBC.
- The Ridgeway area: 4 applications, one with no objections was permitted, and one on which we sent comments was refused. Two are still pending (one very complex for which we made significant comments and some objections, and one to which we objected).
- Pear Tree Lane: 18 applications (all determined) on 11 properties - 4 applications on one property (one objected to was refused) and two each for another 4 properties. For two of the doubles one application each not objected to was refused, for one of which an appeal has been submitted (together with an appeal on a previous year refusal), and for one of the doubles both applications commented on were refused. One single application was very complex, was objected to and was refused and another single application commented on was also refused. Two applications for a total of three new dwellings (all objected to) were withdrawn but would otherwise most likely have been refused.



**PLANNING APPLICATIONS SINCE 19th APRIL 2018**

<b>Ref</b>	<b>Address</b>	<b>Description</b>	<b>SPC Submission</b>	<b>Decision</b>
20180349	5 Glenrosa Gardens Gravesend Kent DA12 4PT	Single storey rear extension with a depth of 5 metres, maximum height of 3 metres and eaves height of 2.9 metres.	The Parish Council has NO OBJECTION to this application, subject to there not being any significant objections from neighbouring/close properties. (Sent 14/5/18)	Inappropriate Procedure
20180356	5 Glenrosa Gardens Gravesend Kent DA12 4PT	Application for a Lawful Development Certificate in respect of the proposed erection of a garage/storeroom.	The Parish Council has NO OBJECTION to this application, subject to there not being any significant objections from neighbouring/close properties. (Sent 2/5/18)	Certificate Refused
20180371	2 Davys Place Gravesend Kent DA12 4DL	Erection of single storey rear extension	The Parish Council has NO OBJECTION to this application, subject to there not being any significant objections from neighbouring/close properties. (Sent 2/5/18)	Permitted
20180378	10 Glenrosa Gardens Gravesend Kent DA12 4PT	Erection of a single storey rear extension	The Parish Council has NO OBJECTION to this application, subject to there not being any significant objections from neighbouring/close properties. (Sent 2/5/18)	Pending
20180402	Pepper Hill To Cobham Kent	Application for a Certificate of Appropriate Alternative Development in respect of the A2 Widening: Pepper Hill to Cobham.	<i>Included for information, no comments required</i>	
20180404	Perry Dene Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Application to apply insulating render to the ground floor and lower ground floor of the exterior of the house and	The Parish Council has NO OBJECTION to this application provided that otherwise the exterior appearance of the house walls (i.e. the hung tiles) remains unchanged. The application does not state the materials that will be used or how thick the coat of render will be. The paint to be used on the render should be white.	Withdrawn

		the permitted extension.	(Sent 21/5/18)	
20180461	Hartshill Bungalow Thong Lane Gravesend Kent DA12 4AD	Retention of a single storey rear and side extension and a raised patio at the rear.	Being retrospective, this is a difficult application to comment on. The extensions that have been built are large extensions on both the north and west sides of the property, more than doubling the floor area. In design and layout terms they complement the pre-existing property well. There are no residential immediately neighbouring properties but the extensions could be said to adversely affect the openness of the Green Belt. If asked in advance, the Parish Council would probably not have objected to the principle of the extensions (although we would have commented about their size). Hence we do not object to the retrospective application in design terms. It is however a concern that a property owner who is aware of the planning application process (having made applications in late 2016 and early 2017) should go ahead and build extensions without planning permission or, presumably, Building Control involvement. We note that the application site falls within the Highways England "Red Line Boundary" for construction of the proposed Lower Thames Crossing. (Sent 22/5/18)	
20180468	1 Ridgeway Bungalows Pear Tree Lane Shorne Gravesend Kent DA12 3JY	Erection of a single storey rear extension.	The Parish Council has NO OBJECTION IN PRINCIPLE to this application, however we wish to make the following comments: <ul style="list-style-type: none"> <li>We note that another of the bungalows nearby here has previously been extended at the rear, with lesser depth and flat roof.</li> <li>The extension will have some visual impact to both sides (including a public footpath to the west) and will have some effect on the amenity of the eastern neighbouring property.</li> <li>Conditions should be imposed if possible to ensure that the property will remain single storey.</li> </ul> (Sent 21/5/18)	
20180472	Well Cottage Pear Tree Lane Shorne 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.	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 21/5/18)	
20180475	11 Homewood Cottages Tanyard	Application for approval of condition 3 attached	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	

	Hill Shorne Gravesend Kent DA12 3LE	to planning permission reference number 20171359 relating to an internal elevation drawing to a scale of 1:20 of the fireplace and chimney breast.	used in order to ensure compatibility with the existing building. (Sent 21/5/18)	
20180478	Daymer Green Farm Lane Shorne Gravesend Kent DA12 3HL	Demolition of existing bungalow and erection of 2 x three bedroom chalet bungalows.	<p>The Parish Council OBJECTS to this application, reasons as follow:</p> <ol style="list-style-type: none"> <li>1. As per the previous application 20180050, this application is again for two semi-detached houses, now three-bedroomed, on what is presently a single residential plot. The plans have been modified to give the appearance of a single detached property, and a basement has been added to the southern semi.</li> <li>2. The plot of land is relatively narrow although similar to that of local single 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, especially with four cars parked in front. The parking spaces appear to extend onto the highway.</li> <li>3. The proposed property extends forward of the front building line of its neighbours. It builds close up to the boundaries on both sides and would be significantly detrimental to the amenity of the neighbouring properties.</li> <li>4. We are concerned about the practicality of digging out of a basement very close to the neighbouring property. We note that bedroom 3 of the left-hand property does not have direct access to a bathroom.</li> <li>5. We note that there is an electricity/telegraph pole and a road sign at the front left of the property, the latter outside its present front fence. Visibility of the road sign would need to be maintained and these structures would impede the pathway on that side.</li> <li>6. We consider this proposal to be overdevelopment of the site. A single detached house would be acceptable.</li> </ol> <p>(Sent 22/5/18)</p>	
20180416	Lark Rise Pondfield Lane Shorne Gravesend Kent DA12 3LD	Application for a Lawful Development Certificate in respect of the proposed swimming pool	The Parish Council has NO OBJECTION to this application. (Sent 21/5/18)	

		and enclosure.		
20180530	9 Gabriel Gardens Gravesend Kent DA12 4QD	Single storey rear extension with a depth of 5 metres, maximum height of 3.35 metres and eaves height of 2.5 metres.	The Parish Council has NO OBJECTION to this application, subject to there not being any significant objections from neighbouring/close properties. (Sent 21/5/18)	
20180330	Shornebury Pear Tree Lane Shorne Gravesend Kent DA12 3JX	Application for a Lawful Development Certificate in respect of the proposed erection of a timber framed carport.	The Parish Council has NO OBJECTION IN PRINCIPLE to this application, subject to there not being any significant objections from neighbouring/close properties, but also has some reservations: <ul style="list-style-type: none"> <li>• Being close to the western boundary and forward of the building line, the structure could have visual impact and reduce openness.</li> <li>• We note that this structure will be at the opposite side of the house from the existing two-car garage.</li> </ul> (Sent 11/6/18)	
20180567	5 Glenrosa Gardens Gravesend Kent DA12 4PT	Demolition of existing side extension, garage/store with erection of a single storey side extension and garage/storeroom.	The Parish Council has NO OBJECTION IN PRINCIPLE to this application, subject to there not being any significant objections from neighbouring/close properties. Due to its size, we suggest that the garage/store building should be conditioned that it is only ancillary to the house and cannot be used as residential accommodation. We note the following: <ul style="list-style-type: none"> <li>• The rear extension projects further back than that of the neighbouring house.</li> <li>• The width of the garage/store building is not stated on the plans but appears to be about 3.8m wide.</li> <li>• With the two constructions together, the gap between the corners of the garage and the rear extension is very small, it appears to be only about 80cm, which seems too narrow to be a useful access route.</li> </ul> (Sent 11/6/18)	
20180515	Springhill Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Application for a Lawful Development Certificate in respect of the proposed demolition of an existing conservatory and erection of a two	The Parish Council has NO OBJECTION IN PRINCIPLE to this application. The property is large within a large plot and there is room for the extensions. The appearance of the house from Pear Tree Lane remains similar to present, and the roof line and height is not changed. We note that there is not a fireplace shown downstairs in the layout/proposed drawings although the chimney apparently remains. The roof of the extension is	

		storey rear extension, single storey side extension and conversion of the existing garage into habitable room.	shown differently on the left elevation drawing as compared to on the first floor layout. The loss of garaging is noted however there appears to be sufficient open air parking remaining on the site. The mature/large trees shown on the Site Survey should be retained. (Sent 11/6/18)	
20180449	Copper Beeches Pear Tree Lane Shorne Gravesend Kent DA12 3JX	Erection of a front porch and in-fill extension to the front elevation, erection of first floor side extension incorporating alterations to and conversion of garages beneath to habitable accommodation and alterations to the roof.	The Parish Council has NO OBJECTION to this application. The loss of garaging is noted however there should be sufficient open-air parking remaining on the site. (Sent 11/6/18)	
20180298	3 Court Lodge Shorne Gravesend Kent DA12 3EQ	Erection of a single storey rear extension and conversion of the existing garage into a habitable room.	The Parish Council were not aware of this application when making comments on application 20180301 notified previously. The Parish Council has NO OBJECTION IN PRINCIPLE to this application but considers that fewer windows and rooflights could be preferable. We note that: <ul style="list-style-type: none"> <li>the drawings accompanying this application show the house with a hip to gable conversion however that is the subject of the other application.</li> <li>The house is theoretically losing two parking places. Two will remain which will be in front of the new kitchen windows.</li> </ul> (Sent 11/6/18)	