

SHORNE PARISH COUNCIL

**Minutes of the Planning & Highways Committee
Meeting held on 24 January 2019 in Shorne Village Hall**

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

ALSO IN Mr W Chellingsworth (Tanyard Hill)
ATTENDANCE

APOLOGIES for absence were received from Mr R Hardy
and Mr R Cooper

52 Minutes of the Meeting held on 4 October 2018

The Minutes were AGREED as a true record.

53 Matters Arising from the Minutes not Otherwise on the Agenda

None.

54 Matters Raised by attending parishioner:

- (a) Increased traffic coming to the village from Brewers Road, concern that the Lower Thames Crossing could further increase traffic. There are no street lights in the village and the roads are narrow and in places without pavements. The side feeder roads were discussed which mean that traffic cannot rat-run off the main A2. Plans of the LTC:A2 junction are not yet final. Whatever the final design it is bound to alter local traffic flows.
- (b) Possibility of a 20mph speed limit through Shorne as 30mph seems too fast. The likelihood of this happening was considered remote. Analysis nationally has shown that 90% of 20mph limits are ignored, particularly on busy through roads. Layouts have to be “self-enforcing” and the structures needed to reduce the speeds, e.g. humps or chicanes, can increase noise and pollution. Tanyard Hill is narrow and vehicles have to give way to pass but many drivers do not understand the significance of there not being any central white lines. Although the speeds appear high to pedestrians, and some

vehicles have been detected as speeding, generally when measured the average speeds are around 30mph.

- (c) The junction at the top of Tanyard Hill with The Ridgeway, where visibility is poor and dangerous. KCC have asked GBC to action various yellow line schemes in Gravesham on their behalf and we have requested that this junction should be considered for inclusion. The large van which had previously added to the problem now parks off the main road. The owner lives in Racefield Close. Mrs Lindley reported that KCC will only fund interventions at “accident black spots”.

PLANNING MATTERS

55 Planning Applications/Issues pending:

- (a) Thong Lane – agricultural buildings change of use. The new owner has now submitted a planning application for the change of use, there are concerns about potential increase in traffic.
- (b) Unauthorised tree felling - Shorne Village Conservation Area (28 The Street). A retrospective planning application has been submitted. It was noted that an adjacent plot is also now completely devoid of trees.
- (c) Tree protection in Pear Tree Lane. Mr Theobald spoke to the Enforcement Dept at GBC but unless the trees are at risk, no action will be taken. The risk however seems to occur each time a property changes hands so we will have to be vigilant and proactive.
- (d) Agricultural Barns – Queens Farm change of use. Part of the barn complex may become a carpentry workshop. Increased traffic is again the issue.
- (e) New Green Farm – new barn and access route. The land is to become orchards and a large new agricultural barn has been permitted, there will be a new access route from Lower Road. The previous owner had deposited a statement about public access routes in the whole Green Farm area, this does not affect the Public Footpaths.
- (f) Nuralite business park proposal – Mrs Lindley had attended a public meeting on 25th October 2018 organised by Higham Parish Council about the Nuralite business Park proposals (the bulk of the site is in Shorne although the entrance and access is in Higham). Many residents of Higham are opposed to the proposals because of increase in traffic on Canal Road and through the Conservation area. There has not been any further information since to date.

56. Report of Action taken under Standing Order 4(a)(ii), Schedule of Planning Applications (26) dealt with by the Chairman in Consultation with Members

This had previously been circulated.

57 Notices of Appeal:

- (a) 20171362 3 Longtens Cottages, Green Farm Lane – The Appeal reported previously was dismissed.
- (b) 20180461 Hartshill Bungalow, Thong Lane – The Appeal reported previously was dismissed.

58 Major Plans etc affecting the Parish

Lower Thames Crossing – The statutory consultation closed on 20th December, the Parish Council's response is available on our website. It focused on themes rather than going into minute detail. We met with officers at KCC and GBC to ensure that the Parish viewpoint was also incorporated into their highly detailed official submissions.

Highways England held various consultation events in the area. Parish Councillors attended the nearest (Cascades 1st November, Shorne Village Hall 3rd November) and the mobile exhibition located at the Village Hall on 26th November to assist parishioners and ascertain their opinions.

59 Outside Parish but with impact:

- (a) London Resort Company (Northfleet peninsula) – This has been in the press again recently, the area is owned by the owner of Northfleet Football Club. The resort park is still envisaged.
- (b) A2 Bean Ebbsfleet Junction – This consultation was deferred so as not to clash with the Lower Thames Crossing and is now expected soon
- (c) Medway application MC/18/2458 (Land To The North Of Beaufort Road And West Of Gravesend Road Rochester Kent) – An application for 300 houses on farmland near the fire station could have landscape and traffic impact.

HIGHWAYS**60 Accident reports:**

- (a) Thong Lane – 30th November 2018. A car driven at speed by someone from outside the area left the road demolishing part of a boundary fence and hitting a car parked in the front garden.
- (b) Pear Tree Lane (Shorne Ridgeway) – A badly damaged white van seen parked at The Ridgeway (obstructing the footpath entrance, see 63 below) in November 2018 was reported as a possible local accident but additional information received suggests that the accident actually happened elsewhere.
- (c) The Street – An elderly person was injured when they slipped and fell near Shorne Village Hall on 13th December 2018. There was discussion about the possible hazard caused by water from surface streams freezing in winter.

61 Traffic monitoring, Speedwatch, Lorrywatch:

- (a) Results of Traffic speed and volume surveys. Thanks were expressed to Miss Clifton and the volunteers who have undertaken eight monitoring sessions since the previous meeting. Figures had been circulated to members, the highest figure recorded was 43mph in a 30mph zone.
- (b) Possible speed limit reduction on Pear Tree Lane – still no response from KCC Highways over meeting requested to discuss survey results, reminder given at Joint Transport Board on 16th January 2019 when officer concerned confirmed that he had received the e-mails and would be responding shortly.
- (c) Green Farm Lane – lorries, traffic diversion. A complaint had been received about an increase in lorries incorrectly using the route, which is protected by a less than 7.5 tons traffic order, this seems to be connected with Hoo Junction. An additional width restriction order will be explored. Letters will be written to relevant business users. There had also been problems with inappropriate vehicles when the road was used for a traffic diversion, this should be borne in mind should there be other road diversions in the future.

62 Road condition/highways issues and Hazards:

- (a) Mrs Lindley is waiting to hear from the new Highways Steward about a date to show him around the parish.
- (b) European lorry parked opposite Bowesden Lane on 30 November 2018 – no photographs had been provided as evidence, the owners of the lorry and other required details remain unknown so Lorrywatch action cannot be taken
- (c) Winter arrangements – Salt bins, gritting and snow-ploughing. Bins should all have been filled by now, ideally they need to be checked. The bin on the corner of Woodlands Lane and Tanyard Hill has been repositioned so that it is now level. For requesting additional bins, in KCC's winter service policy there is a scoring system for weighted assessment of new bin requests although no cut off value is given. The policy also describes and maps the Primary and Secondary Routes for road gritting. Local farmers have contracts for snow ploughing when needed, they assess the snow depth and inform KCC if ploughing is needed. There is supposed to be a GBC sub-policy, a copy of which has been requested.
- (d) Potholes – in Forge Lane opposite Malthouse Lane, this had been reported and the current status update is for works to be undertaken soon. The corner on Forge Lane was also reported again. Also, a large pothole was reported in Brewers Road (on the Cobham side).
- (e) Woodlands Lane – there had been a fallen tree, and overgrown bushes at the edge of the Country Park which had been reported and then dealt with.

- (f) Parish Highways Seminar – 5 November 2018. Mrs Lindley reported on this briefly. The meeting is always interesting and she had taken the opportunity to discuss Lower Thames Crossing issues as well.
- (g) Mr Theobald reported on debris left after hedge cutting in Forge Lane. He rang the farmer asking him to clear this.

63 Parking/traffic problems, Waiting restrictions and Highway modifications:

- (a) Bowesden Lane – various issues had been raised by residents, which are being actioned as possible. The long requested yellow lines are being taken forward by GBC on behalf of KCC. GBC are also being asked about the footpath entrance opposite. Keeping the entrance and signs clear of undergrowth would help make it more obvious to vehicle parkers. There is some confusion between the Highway Code, which is best practice, and the actual law e.g. about parking opposite junctions. An extra salt bin had been requested but for fairly near the existing one. Mrs Lindley will review this area with the new Highways Steward.
- (b) Cob drive and other school parking affected corners – GBC have also been asked to consider protecting these via their present multi-area applications on behalf of KCC.

64 Feedback from GBC/KCC Joint Transportation Board

16th January 2019. See also various related sections above. Mr Theobald is no longer a member of the Committee so the Parish does not presently have direct representation.

65 Open Consultations

None new to report

66 Closed consultations/for information

Lower Thames Crossing statutory consultation (closed 20th December 2018):
<https://highwaysengland.citizenspace.com/ltc/consultation/>

For the Shorne Parish Council official response, see:
<https://www.shornepc.kentparishes.gov.uk/lower-thames-crossing-consultation-response/>

67 Any other business:

Matters raised by Members

- (a) Mrs Lindley reported that the drains on Tanyard Hill looked like they are blocked all the way down. The drain outside Ainscoft had been reported previously. A blocked gully on Crown Lane had also been reported.
- (b) Mrs Lindley reiterated, as the matter had been raised again, that from her investigation, at Pear Tree Lane/The Ridgeway, the name changes to Pear Tree Lane at Chestnut

Corner despite what had previously been thought/requested. She also reported that the sign seen on Google Streetview on the verge opposite Old Dairy Cottage that said “The Ridgeway” (viewed driving from Higham) is no longer there, assumed removed in connection with the installation of the new sign at Chestnut Green.

- (c) Mr Lane suggested that as Cllr Sweetland has some money left in his 2018-19 Member’s Grant budget, the Parish Council applies for a grant for some signs in the parish. A moveable interactive speed sign is one possibility
- (d) Miss Clifton queried about recent reports of double decker buses running through the village, this has been happening for some time as a regular service.
- (e) Miss Clifton asked whether the vans parking on Chestnut Corner could be formally requested to park in the slip road. Without guaranteed spaces this would be difficult to ensure.
- (f) 2 Michael Gardens – there had been e-mail discussion about this property where a side extension is being built without planning permission, that is permissible under present “Permitted Development” processes although most property owners still apply for a Certificate of Lawful Development.
- (g) Mr Lane has circulated to members a letter from Galliford Try (received by Recorded Delivery) requesting to enter land for survey purposes at the Scout Hall, Mill Hill Lane regarding a possible mobile phone mast. Mr Lane has asked them for more information.

There being no further business, the meeting closed at 9.20pm

PLANNING APPLICATIONS from 4th October 2018 to 17th January 2019:

Ref	Address	Description	SPC Submission
20180910	6 Cob Drive Shorne Gravesend Kent DA12 3DU	Erection of a two storey side extension that incorporates part of the existing single storey extension, and removal of existing chimney.	The Parish Council has no objection to this application, provided that there are not any significant objections from neighbouring properties. (Sent 9/10/18)
20180834	Woodhurst Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Demolition of garage and bedrooms and erection of garage and a one bedroom self-contained flat.	The Parish Council has no objection to this application. The proposal is to replace an existing residential structure within the same footprint but with a slightly higher ridge height and dormer windows to provide a second floor. The plans submitted show what appears to be a detached building but "Google" aerial views suggest that it may be continuous with the main house. The application is lacking a plan defining the residential curtilage of the property and this needs to be provided. The screening vegetation and trees beside the roadway should be retained/replanted. The replacement accommodation should have conditions imposed stating that it is an annexe which is only ancillary to the main house and that it cannot be used as a separate residential dwelling. (Sent 9/10/18)
20181021	Windsong Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Single storey rear extension with a depth of 8 metres, maximum height of 3 metres and eaves height of 2.77 metres.	The Parish Council has no objection to the principle of this extension as it falls within present permitted development rights. (Sent 30/10/18)
20181068	Thong House Thong Lane Shorne Gravesend Kent DA12 4AD	Erection of a double garage and log store.	The Parish Council has objections about this application. 1. The existing block plan suggests, and Land Registry records confirm, that the piece of land on which the garage is proposed to be located is actually a separate parcel of land ("land adjoining the western boundary of Thong House") that is not part of the residential curtilage of Thong House itself. 2. Aerial views suggest that there is a roofed structure on the property that is not shown on the plans. 3. We note that significant additional buildings have already been erected on the site, with permission, including a triple garage and that the house has very extensive paved areas associated

			<p>with the front/main entrance.</p> <p>4. The proposed location for a new garage and log store is far from the house and existing garage, impractically so for both access and security purposes. It is separate and distant from the existing farm building complex.</p> <p>5. No lighting or other security features are shown for the building, and no services.</p> <p>6. The application refers to utilising “an existing vehicular access from Thong Lane”, “access via a driveway through the garden” and “an existing vehicular access serving the site”. The access route is not shown on the plans and requires clarification. Concerns were expressed previously about possibility of conflict of vehicular traffic with pedestrian users of the adjacent footpath.</p> <p>7. The additional building would be in the Green Belt, for which it would reduce openness and affect the amenity of the adjacent footpath. No special case has been put forward to justify the new building, which would also be detrimental to the amenity of Orchard House.</p> <p>8. If permitted, we request that conditions should be imposed that the building is only a garage and ancillary to the main house, and cannot be used for residential purposes or as a separate dwelling.</p>
20181063	Shorne House Gravesend Road Shorne Gravesend Kent DA12 3JP	Change of use from a Redundant Stable into a residential annexe to the existing house and erection of a single storey side extension.	The Parish Council has no objection in principle to this application. We request there to be conditions imposed requiring that the annexe can only be ancillary to the main house and not used as a separate dwelling. (Sent 30/10/18)
20181072	Wilmington Gravesend Road Shorne Gravesend Kent DA12 3JH	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 properties. (Sent 30/10/18)
20181083	Well Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JX	Application for Listed Building Consent for the erection of a porch to the rear of the property.	The Parish Council has no objection to this application. (Sent 30/10/18)
20181101	3 Longtens Cottages Green Farm Lane Shorne Gravesend Kent DA12 3HW	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey side extension and	The Parish Council has no objection in principle to this application subject to there not being any significant objections from neighbours. A pitched roof design on the side extension would perhaps be preferable, or if not possible the height of the parapet feature should be lower than presently shown. (Sent 30/10/18)

		enlargement of the existing porch.	
20181116	15 Hollands Close Shorne Gravesend Kent DA12 3EH	Erection of a two storey side extension and a single storey rear extension.	The Parish Council has no objection to this application subject to there not being any significant objections from neighbours. Styles and materials used should match the existing house and other properties in the area as originally built. (Sent 30/10/18)
20181135	Well Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JX	Application for a Lawful Development Certificate in respect of the proposed erection of a porch at the rear of the property.	The Parish Council has no objection to this application. Materials used should be compatible with and sympathetic to the existing property. (Sent 29/11/18)
20181142	Springhill Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Erection of a detached garage into existing sloping site.	The Parish Council wishes to OBJECT to this application, for the following reasons: 1. The applicants previously had plans approved in which they voluntarily converted integral garage space into living accommodation, therefore it was inferred that they had no need or desire for a garage. We commented on this at the time noting that there is sufficient open air parking at the property for the size of the house. 2. The proposed garage is for four cars and therefore excessive in size. If permitted, conditions should be imposed preventing use for residential accommodation and requiring that the “green roof” should be properly and permanently maintained. 3. The proposed garage is immediately adjacent to the roadside, in front of the building line. Despite a proposed “green roof” it will be visually intrusive and have a negative impact on the streetscene. It is relatively distant from the house and wasteful of access space. 4. The title of the application does not mention that it is also proposed to erect a significant length of brick walling with pillars, and entrance gates (farm style gates are shown). 5. The application plans also show extensive hard paving of nearly all the front garden, doubling the existing area (presently gravelled) to be covered. 6. Together these features introduce an urban appearance into what is meant to be a rural dwelling in the Green Belt. 7. The plans also show very extensive patios at the rear and significant landscaping in the garden, possibly constituting engineering works, and apparently including walls. It would appear many trees are to be removed and, as for the frontage, this may have already occurred. 8. We would be grateful if conditions could be imposed requiring plantings on the boundary with Pear Tree Lane that would screen the house from view, and that all appropriate trees on the site should be protected with Tree Preservation Orders.

20181143	Hartshill Bungalow Thong Lane Gravesend Kent DA12 4AD	Retention of a single storey rear and side extension, construction of a new pitched roof and retention of the raised patio at the rear.	<i>Application withdrawn prior to representations being submitted</i>
20181156	35 Astra Drive Gravesend Kent DA12 4PZ	Demolition of existing conservatory and Pre-fab garage and erection of a single storey rear extension.	The Parish Council has no objection to the principle of this application provided that there are no significant objections from neighbours. While extensions of this depth, deeper than that of the adjacent semi-detached property, are presently allowed under permitted development it is noted that the floor area of the property will be doubled. The loss of the garage does not affect the parking layout and functional use. (Sent 29/11/18)
20181195	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 3 metres.	The Parish Council has no objection to the principle of this application if it is within present permitted development rights and planning regulations. The design presently submitted, being a smaller built area, is preferable to those previously submitted as it will improve natural light within the extension. Due to the large ground area already built over with previous extensions on this property, if possible conditions should be imposed withdrawing all future permitted development rights. We request that there should also be conditions requiring that the trees and bushes/hedging on the front boundary with Pear Tree Lane should always be retained, and that any appropriate mature trees on the property should be the subject of Tree Preservation Orders. (Sent 29/11/18)
20181175	11 Burdett Avenue Shorne Gravesend Kent DA12 3HP	Erection of a first floor to existing chalet bungalow, erection of a single storey side extension to form a new garage and conversion of the existing garage into a utility room.	The Parish Council has several concerns about this application: 1. Burdett Avenue has a mixture of house styles however at this point in the road the dwellings are predominantly bungalows and chalet bungalows so the conversion of this bungalow into a house will adversely impact on the streetscene. 2. As the property is set back from the road compared to its neighbours, the change to a two storey house will have significant negative impact on the amenity of the neighbouring properties. 3. The proposal includes side windows in bedrooms 1 and 3 which seem unnecessary and should be omitted. 4. The side window of the stairwell/landing should have obscured glazing. 5. Burdett avenue is very narrow and parking on the roadway is both difficult and causes difficulties. The present parking layout at the property is a tandem system so we would like to see a parking plan submitted which increases the on-site parking provision so that it becomes more

			appropriate and adequate for the proposed enlarged size of the house.
20181240	19 Warren View Shorne Gravesend Kent DA12 3EJ	Erection of a first floor side extension.	The Parish Council has no objections to this application, which appears in keeping with the design of the existing house and others in the area, provided that there are not any significant objections from close neighbours. (Sent 10/1/19)
20181247	New Green Farm Green Farm Lane Shorne Gravesend Kent DA12 3HL	Determination as to whether prior approval is required for the erection of a new agricultural building to provide storage for machinery and farm equipment.	The Parish Council does not appear to have been sent a consultation letter about this proposal, and for which we note that prior approval has already been deemed not required. We are concerned that not all the included aspects have been adequately considered and therefore need to make the following comments: 1. Size: It is noted that the barn has been reduced in size in order to fit within planning criteria however we consider it would be more sensible if what is to be applied for and built should be the size that is actually required. 2. Location and landscape impact: We note the location near the former chalkpit with a few trees however this large structure will be widely visible in the landscape and especially from nearby higher ground. 3. Hardstanding and parking: The plans that were originally loaded on the GBC website did not show the hardstanding area. We note that the proposed layout has the personnel facilities on the far side of the barn. The location and hardstanding for where staff would park needs to be clarified. 4. Services: This facility will require electricity, mains water including potable water, and sewerage for the staff facilities – there needs to be discussion and planning as to how these will be provided. 5. Exterior lighting: Consideration needs to be given to what exterior lighting will be installed, hours of operation, required shielding to avoid light pollution. 6. Access route and track: The reference to “existing access to the highway” needs clarification. The plans suggest that there is an existing access from Lower Higham Road but it can be clearly seen on the Google satellite view (and historical maps) that in fact no official access actually exists at present where shown. Furthermore, the plans show a completely new track proposed to run north-south across the field and we do not consider that this proposal is covered by the existing form of the application or constitutes permitted development, instead requiring a full planning application.

			 <p>7. Footpath NS156: We note also that the proposed barn is near to public footpath NS156 – this crosses the land holding and the barn will affect the amenity of the footpath. Consideration should be given to the fencing and landscaping requirements. In conclusion: This application is actually more complex than just the erection of a new barn and there are aspects, particularly the possible construction of a new access track, which require full planning consent. (Sent 10/1/19)</p>
20181264	Daymer Green Farm Lane Shorne Gravesend Kent DA12 3HL	Demolition of existing bungalow and erection of a five bedroom dwelling.	<p>The Parish Council has concerns about this application, many of our comments remain unchanged from application 20180478 which was previously refused permission:</p> <ol style="list-style-type: none"> 1. A single dwelling house is now proposed, which is more appropriate for the site and the area. 2. However, externally, the proposed building has the exact same appearance, footprint and mass as application 20180478. It is considered to still be excessively large for the site as it still builds close up to the boundaries on both sides and would be detrimental to the amenity of the neighbouring properties. 3. Internally, the layout has been reworked to omit the previous basement. On the ground floor the proposed property still extends forward of the front building line of its neighbours, principally due to a forward projection of the kitchen. This seems unnecessary, and we would like to see this element removed. 4. On the first floor, five bedrooms are proposed, which seems excessive for the size of the plot, with one of the bedrooms being very small. We would like to see the number of bedrooms reduced to improve the amenity of the remaining rooms.

			<p>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 shown on that side.</p> <p>6. The parking proposals show two cars side by side however one is encroaching onto the roadway. Two spaces is inadequate for a potentially five bedroomed house and a proper and functional parking layout needs to be provided. Due to the nature of the road in this location, on-street parking would be difficult and unwelcome.</p> <p>6. We consider this proposal to still be overdevelopment of the site, and would like to instead see plans with reduced size and bulk. (Sent 10/1/19)</p>
20181267	1 Cheneys Cottages Thong Lane Shorne Gravesend Kent DA12 4AA	Replacement of brown UPVC windows to the front elevation with white timber effect UPVC windows.	The Parish Council has NO OBJECTION IN PRINCIPLE to this application, subject to the advice of the Borough's Conservation adviser as to suitability for the age of the property and the location in a Conservation Area. (Sent 10/1/19)
20181274	141 Astra Drive Gravesend Kent DA12 4QF	Erection of a first floor side extension, construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.	The Parish Council has NO OBJECTION IN PRINCIPLE to this application, subject to their not being any significant objections from neighbours. We note that the applicants have addressed our previous comment (on application 20180668, for which permission was refused) about the subsidiarity of the roof dormer although we would still prefer the flat roof surface to be slightly lower than the ridge height if headroom allows. The balcony on the rear dormer may increase overlooking of the neighbouring properties. (Sent 10/1/19)
20181280	Cheneys Farm Barns Thong Lane Shorne Gravesend Kent	Change of use of an agricultural building and land to a B8 (Storage and Distribution) use and continuance of a further agricultural building and land for B8 (Storage and Distribution) use.	The Parish Council has no objection in principle to this application but must express the following concerns: 1. The Barns are located in a Conservation Area which is largely residential, and the change of use of the Barns will impact on the character and amenity of the area. 2. Conservation Area status and possible need for a formal change of use were both stated clearly on the sale particulars. 3. We are very concerned about potential increase in traffic volume, particularly of large/heavy vehicles, as the local roads and approach routes are not suitable. 4. Additional traffic and work usage of the site could impact on local tranquillity, working days and hours should be formally defined. (Sent 16/1/19)
20181286	28 The Street	To reduce mixed species	This site is located in the Shorne Village Conservation Area and is immediately adjacent to the

	Shorne Gravesend Kent DA12 3EA	hedgerow (G1), including trees Cypress (T1), Ash (T2 & T3), to a height of approximately 2.7m, (T4) Cherry stem standing approximately 3m high, to be cut down further and retained as a bird table (finished height undecided).	Churchyard, an area of particular sensitivity. The application does not state that it is retrospective, all the vegetation on the site having already been removed or irrevocably damaged. We note that no reasons have been provided to support the application/actions, the form recording that there were no mitigating aspects of diseased trees or alleged damage to property. (Sent 16/1/19)
20181303	Queens Farm Queens Farm Road Shorne Gravesend Kent	Prior notification under Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from agriculture to B1 (Business use).	The Parish Council has no objection in principle to this application but must express the following concerns: 1. Additional traffic and work usage of the site could impact on local tranquillity, working days and hours should be formally defined. 2. We are very concerned about potential increase in traffic volume, particularly of large/heavy vehicles, as the local roads and approach routes are not suitable. 3. We are very concerned about the cumulative increase in traffic volumes locally. 4. The application refers to the Barns having "convenient access to the national highway network" but the access route(s) to be used require clarification as many local routes have traffic restrictions. We would particularly mention that the whole of Shorne Village is protected by 6'6" width restrictions and that Green Farm Lane has a weight restriction. A Lorrywatch scheme is in operation throughout Shorne Parish. 5. Clarification is needed as to whether the proposed business will be selling direct to the public from the site as that would further increase traffic volume. 6. Staff working on-site will need facilities including electricity, mains and potable water and drainage/sewerage. Clarification is needed that these will all be provided and how. 7. Clarification is needed about any chemicals (e.g. paints, varnishes, oils, thinners) that may be used and discharged to drainage, as this is an environmentally sensitive location. (Sent 16/1/19)