

## SHORNE PARISH COUNCIL

### Minutes of the Planning & Highways Committee Meeting held on 7 March 2019 in Shorne Village Hall

PRESENT Mrs S Lindley (Chairman)  
Mr R Theobald  
Mr R Lane  
Mr R Hardy  
Miss P Clifton  
Mrs L McCluskey

APOLOGIES for absence were received from Mr J Bugg, Mr C Rea  
and Mr R Cooper

**68 Minutes of the Meeting held on 24 January 2019**

The Minutes were AGREED as a true record.

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

None.

### PLANNING MATTERS

**70 Planning Applications/Issues pending:**

2 Michael Gardens – building works. No planning application has been submitted although work has started. This may be correct if the build meets the criteria for permitted development but concerns have been raised to the Planning Dept and a visit to check will be made by the Enforcement Officer.

**71 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 has been circulated to members.

**72 Notices of Appeal:**

20180478 - Daymer, Green Farm Lane, Shorne. Had a later application (on revised plans) for a single house permitted but an Appeal has been submitted over this earlier application for a pair of semi-detached houses, one with a basement.

**73 Major Plans etc Affecting the Parish**

Lower Thames Crossing – environmental and agricultural surveys are being undertaken.

**74 Outside Parish but with Impact:**

Nothing additional identified

**HIGHWAYS MATTERS****75 Accident reports:**

A226 near Pear Tree Lane Junction – Accident on Tuesday, 5 March 2019. Police and air ambulance in attendance. No further details.

**76 Traffic monitoring, Speedwatch, Lorrywatch:**

- (a) Results of Traffic speed surveys – Thanks were expressed to Miss Clifton for the Speed Watch surveys undertaken by the volunteers and for the latest figures. Four sessions since the last meeting, 22 vehicles travelling too fast of which 20 were travelling above 40mph. Seven had letters sent to them – one hand delivered and one active enforcement.
- (b) Mrs Lindley is still awaiting a response from Kevin Gore, the KCC Gravesham Highways Manager concerning, among other items, actions arising from the static traffic speed and volume surveys of October 2018. She had reminded him at the Joint Transportation Board meeting on 16 January 2019.
- (c) Green Farm Lane – a letter had been sent to Hoo Junction area businesses concerning lorries using incorrect routes for access. A response had been received from RS Skips but not from DB Cargo.

**77 Road condition/highways issues and Hazards:**

- (a) Fly-tipping in Thong Lane overnight 1<sup>st</sup>/2<sup>nd</sup> March 2019 led to the road having to be closed due to large items (sofas) and debris in the roadway although a lot of vehicles had nevertheless ignored the signs. It had taken several days to organise the clearance but Mrs McCluskey reported that the fly-tipping had been cleared the previous day. Several members considered that the removal of charges at the refuse disposal centres might reduce fly-tipping incidents.
- (b) Blocked drains – various gullies around the Parish have been cleaned out by KCC.
- (c) Mrs Lindley has spoken to the Highways Steward about the stream running down Tanyard Hill and some action is proposed to clear the drains there – the water goes into one drain but comes out again at the next downhill, implying that the next section is blocked.

- (d) The potholes in the Chestnut Green area are to be repaired but residents need to comply with requests not to park in the area when so requested in order for the works can be undertaken.
- (e) At the top of Butchers Hill there are large puddles making it difficult for vehicles and pedestrians to pass. In the past KCC had provided road scalplings but this was not considered the best solution. KCC will be asked to improve the situation by an appropriate method.
- (f) The pavement on the corner of Manor Field had been resurfaced but almost immediately afterwards there had been a gas supply problem at one of the houses and another part of the pavement has currently been excavated.

**78 Parking/traffic Problems, Waiting Restrictions and Highway Modifications:**

- (a) Buses turning at Chestnut Green – a letter was sent to Redroute Bus Company on 21<sup>st</sup> February but on 4<sup>th</sup> and 5<sup>th</sup> March 2019 there were new reports of turning at Chestnut Green. There have also been occasional reports about Swillers Lane. This will if possible be raised at the next Joint Transport Board. Arriva Bus Company attends the meeting regularly to give a presentation and answer questions and complaints. The Parish Council considers that Redroute should do the same. Concern was also expressed in general about the age and variety of bus types operated and that double-deckers are not suitable for Shorne. Mrs Lindley reported something similar had been discussed at the JTB by Arriva and that it was said that bus companies need to use a bus of a size that meets the needs of the whole of the route and not just the furthest stop.
- (b) Yellow lines proposals – the proposals for yellow lines at the junction of Bowesden Lane and Pear Tree Lane, and around two sides of Chestnut Green, are currently out for consultation. Mrs Lindley requested everyone who has expressed concern about these areas to submit individual responses. A few residents had been in contact and additional explanation had been provided.

**79 Feedback from GBC/KCC Joint Transportation Board:**

- None since previous meeting, next is 13<sup>th</sup> March 2019

**80 Open Consultations:**

A2 Bean Ebbsfleet junction, under the Highways Act 1980:

<https://highwaysengland.co.uk/projects/a2-bean-and-ebbsfleet-junction-improvements/>

The documents and plans are in multiple individual files so not easy to review.

**81 Closed Consultation/for Information**

None since previous meeting.

## 82 **Any other business:**

### **Matters raised by Members:**

- (a) Hollands Close – A resident had been concerned about noise from building works and the builders themselves. Mrs Lindley had investigated but there was no problem found, the works in question may have ended.
- (b) Court Lodge – a resident had expressed concern about the appearance of a vehicle parked on a private drive but this was not considered to be a Parish Council matter.
- (c) A parishioner had queried whether there might be a Planning infringement at Castlefields on the Gravesend Road. The house is believed to be tenanted and a large pile of soiled nappies, and other rubbish, had been observed in the front garden. Environmental Health have been notified.
- (d) Mr Theobald drew attention to Cobham Lodge, a house on Valley Drive where it approaches the A2. A large block of flats of up to four-storeys is being proposed and could impact on Shorne West residents. The location is just outside the Parish but Mrs Lindley confirmed that we have been asked to comment on the plans.
- (e) Mr Theobald reported that the new owner of Merrievale in Pear Tree Lane had requested a pre-application advice discussion. He wants to increase the size of the property. It is presently rented out.
- (f) Miss Clifton reported that a parishioner had asked if “Beware Horses” signs could be erected at the bottom of Tanyard Hill and on Forge Lane near Smith’s Farm. The signs cost around £500 each. A discussion took place and it was considered that such signs should really be erected before the hazard will be encountered, which is related to a much wider area e.g. in Brewers Road, the bottom of Forge Lane and before entering the village. Signs overall are going to be reviewed at a later date.
- (g) Miss Clifton raised the matter of multi-occupancy at Long Acre in Pear Tree Lane, where residents have their own room but a communal front door. This had been explored with GBC previously when there had been a problem with there being too much rubbish outside the property. The advice received then was that the situation was not an infringement of regulations.
- (h) Mrs Martin, the Parish Clerk, announced that after giving the matter a lot of thought, after 33 years’ service, she would be retiring at the end of June 2019. She was willing to assist a new Clerk settle in to the role. She has put her resignation in writing and handed the letter to Mr Lane, the Chairman of the Parish Council.

There being no further business, the meeting closed at 9.15pm

The next meeting will be on 30<sup>th</sup> May 2019.

**PLANNING APPLICATIONS from 24<sup>th</sup> January to 4<sup>th</sup> March 2019 for meeting:**

<b>Ref</b>	<b>Address</b>	<b>Description</b>	<b>SPC Submission</b>
20181314  Permitted with conditions	Shorne Mead Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Erection of a new garage and annex accommodation incorporating a dormer window in the front roof slope and Juliette balconies on the north-west and south-east elevations to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above.	<p>The Parish Council wishes to OBJECT to this application.</p> <p>We objected previously to application 20170496 which was refused by Gravesham Borough Council. We fully support the stated grounds of refusal.</p> <p>This application submits the exact same layout plans just with some of the room functions relabelled (we note that the cross section still says “bedroom”). It still has the appearance, functions and easily achieved potential of being a self-contained, detached house.</p> <p>This latest application does not increase the acceptability of the proposal or put forward reasons to set aside policies designed to protect the Green Belt and the local environment. The application does not discuss what alternatives to the proposal have been considered or why a substantial detached building is the best way to provide the desired functions.</p> <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 approved 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. 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 for overnight accommodation or as a separate dwelling.</p> <p>The Ordnance Survey site plan submitted with the application does not show the applicants ownership of the adjacent land to the immediate south-west (land adjoining Shorne Mead). As in our comments on application 20170496 we note that the Land Registry documents for the Shorne Mead property include a variety of restrictive covenants concerning 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 also should take note that the applicant, as owner of the adjacent land, has an obligation to maintain the associated fences and to keep the access track open and in suitable condition for continuing public use.</p> <p>(Sent 7/2/19)</p>
20181221	8 Gabriel Gardens Gravesend Kent DA12 4QD	Erection of two storey front extension.	<p>The Parish Council has no objections to this application, provided that there are not any significant objections from close neighbours.</p> <p>(Sent 7/2/19)</p>

20190013	Hartshill Bungalow Thong Lane Gravesend Kent DA12 4AD	Application for Lawful Development Certificate for the proposed single store rear and side extension incorporating a raised patio.	The Parish Council is aware of the recent planning history of this property. We have no objections to this application. (Sent 7/2/19; corrected resent 19/2/19)
20190023	1 Swillers Lane Shorne Gravesend Kent DA12 3ED	Construction of a new roof level incorporating dormer extensions in the front and rear roof slopes.	The Parish Council wishes to OBJECT to this application, reasons as follow: 1. The location area of the site is characterised by single storey dwellings, a few of which have had loft conversions, as recently permitted for this same property under 20180844. 2. The size and mass of the present proposal is greater than existing/permitted and will have a negative effect on the amenity of adjacent properties, particularly the closely adjacent converted barn to the east, and on the street scene. 3. The proposals could constitute overdevelopment of the site.
20190066	Deglan Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Demolition of a small outbuilding at the rear and erection of a bay window on the rear elevation.	The Parish Council has no objections to this application. (Sent 7/2/19)
20190101	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.	The Parish Council has no objection in principle to this application provided that there are not any significant objections from neighbours. We note that the property has had rear extensions previously and that presently a separate application 20190107 has also been submitted for alterations/extension at the rear. The summative aspects should be taken into account when granting permission.
20190099	Sirius Green Farm Lane Shorne Gravesend Kent DA12 3HL	Erection of a single storey rear extension.	The Parish Council has no objections to this application in principle, provided that there are not any significant objections from close neighbours. We would however make the following comments: <ul style="list-style-type: none"> <li>The proposed extension is of greater depth than is presently classed as permitted development, will almost double the floor area, and will take up a considerable amount of the rear garden.</li> <li>The impact on "Corynine" to the north is reduced by the intervening existing garage.</li> <li>There could be more significant impact on the amenity of the garden of "Stroma" to the south as the extension will be close to the boundary and "Sirius" already extends much deeper on its plot than "Stroma" which is set nearer to the roadway.</li> </ul>

20190107	3 Longtens Cottages Green Farm Lane Shorne Gravesend Kent DA12 3HW	Re-roofing and partial demolition of the existing rear extension, inserting rooflights and rear facing windows and erection of a first floor rear extension.	The Parish Council has no objection in principle to this application provided that there are not any significant objections from neighbours. We note that the property has had rear extensions previously and that presently a separate application has also been submitted for a side extension (20190101). The summative aspects should be taken into account when granting permission. (Sent 19/2/19)
20181197	Land At Gravelhill Wood Thong Lane Shorne Gravesend Kent	Installation of a 30m high lattice mast on a concrete base accommodating 2 x 1.8m transmission and installation of an equipment cabinet within a 10mx10m compound surrounded by a 2.0m high mesh fence.	The Parish Council has a number of concerns about this application: 1. The application proposes a new 30m high mast but there is already a tall mast nearby apparently operated by Arqiva. The documentation states that "Arqiva informed us that the installation was not available". Clarification is needed as to why the existing mast cannot be used as there would have to be an insuperable physical reason preventing its use in order to justify another mast being erected. Residents would reasonably expect the existing mast to be shared. 2. The purpose of the proposed mast is not stated, we would like to have detailed information provided about what it is for, the immediate and direct benefit to Shorne residents, the area of coverage and which networks will be enhanced. 3. The proposed mast will have landscape impact on Shorne West, the Area of Outstanding Natural Beauty and Shorne Wood Country Park. It is stated that the location is "heavily forested" but this is not correct: The proposal includes a 10m by 10m wire-fenced compound around the mast, which will result in a large area being permanently cleared, and the photograph appears to show chestnut coppicing which, as routinely managed, will be regularly cut down to stumps before re-growing, so for the bulk of time the mast will be highly visible. Even with the trees fully grown the mast will be considerably (7m) taller. 4. We note the reference to the mast in future accommodating additional users, this implies that the visual appearance and impact could change substantially and adversely. 5. Access from Thong Lane, both during construction and in operation, needs additional clarification as traffic must not be obstructed/compromised. Any mud on the road must be properly managed. 6. We note also that the location could be impacted by construction of the proposed Lower Thames Crossing. (Sent 25/2/19)

20190116	5 Glenrosa Gardens Gravesend Kent DA12 4PT	Application for a minor material amendment to planning permission reference no. 20180567 for the demolition of existing side extension, garage/store with erection of a single storey side extension and garage/storeroom to allow the retention of increased roof height to garage/storeroom.	The Parish Council notes that this is a retrospective amendment request as the garage/storeroom block has been built 20cm taller than was permitted. We do not have information as to whether this planning permission infringement was deliberate or accidental. While not a major difference, it is however regrettable as the visual impact of the building on neighbouring properties is greater than was anticipated. The opinions of the closely affected neighbours should be taken into account in the granting of any retrospective permission. The garage storeroom block should have conditions attached that it is only ancillary to the house and cannot be used as a separate dwelling.
20190130	9 Gazelle Glade Gravesend Kent DA12 4PU	Construction of dormer extensions in both side roof slopes and conversion of the roof space into habitable rooms.	The Parish Council has no objections in principle to this application provided that there are no significant objections from neighbours. We generally prefer flat roof dormers to show subsidiarity to the main roof if headroom permits but are aware that similar applications have previously been permitted in the immediate area.
20171007	Hartshill Nursery Thong Lane Shorne Gravesend Kent DA12 4AD	<b>**AMENDED APPLICATION/REVISED PLANS**</b> Change of use of part of existing landscape, horticultural and agricultural contractors yard to a garden centre to include the erection of a retail sales building with coffee shop (10m x 13m) and associated outdoor seating, staff/customer WCs(3m x3m + 2.4m x 1.8m), a container and racking for	The amended plans have been noted but the Parish Council still wishes to OBJECT to this application for a new business operation in the Green Belt as our principal issues of concern remain unchanged: 1. Possible future expansion: If successful, the new business may want to increase their physical site area, which could lead to a demand for further Green Belt land to be consumed for future expansion. 2. Access routes and increased traffic: 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 and other commercial vehicles. (Sent 25/2/19)

		pots and compost, associated fencing; the formation of gravelled areas to display sheds, plants and customer walkways, a new internal vehicular access and associated car parking.	
MC/18/2458	Land To The North Of Beaufort Road And West Of Gravesend Road Rochester Kent	Outline application with all matters reserved for the construction of 300 dwellings on new road network connecting to open end of Clinton Avenue, Beaufort Road and Carisbrooke Road, existing oil pipeline accommodated under new roads or forecourts and new tree lined walk along northern boundary	<p>The Parish Council has been made aware of this application within Medway which has implications for Shorne Parish, and we wish to comment in objection as follows:</p> <ol style="list-style-type: none"> <li>1. The proposal will destroy high grade productive agricultural land, which is in the minority in the area and nationally. This type of land should be the last ever used for housebuilding.</li> <li>2. The proposal builds on land which is Green Belt and part of the strategic gap between Gravesend and Strood, so designated to protect the countryside from urban sprawl. No special reasons are put forward to support setting side Green Belt policies.</li> <li>3. The proposal will have landscape impact locally and on Shorne Parish, damaging the rural character of the area.</li> <li>4. The proposal will increase traffic on local roads, which are already congested, and add to congestion on the local strategic road network.</li> <li>5. The proposal builds houses for public sale by the developer which will increase the local population and the demand on schools, GP's etc while not meeting local needs for affordable housing.</li> </ol> <p>(Sent 19/2/19)</p>
20190136	21 The Street Shorne Gravesend Kent DA12 3EA	Erection of a single storey rear extension and construction of dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.	<p>The Parish Council has the following comments on this application:</p> <ol style="list-style-type: none"> <li>1. We have no objections in principle provided that there are not any significant objections from neighbouring properties.</li> <li>2. Materials used should match the existing house as it is located in the Shorne Village Conservation Area.</li> <li>3. The dormer window could give rise to overlooking of nearby properties.</li> <li>4. Lack of parking provision: The proposal would convert this very small terraced cottage to have three bedrooms. The property does not have any parking space of its own and The Street is not suitable for on-street parking. Residents of the cottages park competitively in neighbouring locations that are very congested. This proposal could exacerbate an already difficult situation in this respect.</li> </ol>

			(Sent 21/2/19, may be revised)
20190164	Land At Green Farm Green Farm Lane Shorne Gravesend Kent	Construction of an aggregate access track and upgrading of the existing access to create a concrete bell mouth, with associated gates and fencing.	The Parish Council has no objection in principle to this application. We note that this application again refers to an existing access point and grass track which do not in fact exist, however we have no objection to a new access being created. The open views at the chosen location provide good traffic safety aspects however traffic can be travelling at 50mph plus here. The plans show new stock fencing and gates at the concreted bell-mouth area which will have some landscape impact. If other perimeter fencing is intended that may also need planning permission.