

**MEETING of May 2019 (201905)**

**SHORNE PARISH COUNCIL**

**Minutes of the Planning & Highways Committee  
Meeting held on 30 May 2019 in Shorne Village Hall**

**PRESENT** Mrs S Lindley (Chairman)  
Mr J Bugg  
Miss P Clifton  
Mr R Theobald  
Mr B Lane  
Mr R Bugg

**APOLOGIES** Mrs L McCluskey  
Mr C Rea

Parishioners Present Linda Davey – Bowesden Lane  
Ruth Hensman – Bowesden Lane  
Debbie Jackson – Pear Tree Lane  
Robert Jackson – Pear Tree Lane

**1. Minutes of the meeting held on 7<sup>th</sup> March 2019**

The minutes were agreed as a true record and signed off by the Chairman.

**2. Matters arising from the Minutes not otherwise on the Agenda.**

There were no additional matters arising.

**Planning:**

**3. Planning Applications/Issues pending:**

**a. Apex Business Park, Queens Farm Road – Structures raised without planning permission:** Three separate sets of information have come together. In mid-March 2019, during an inspection tour with the KCC Highways Steward, it was observed that a tall and wide protective structure had been put up in the business unit at the far end (Unit 22) of the Apex Business Park, Queens Farm Road without planning permission, this was being investigated. In late April, information was provided that a business called “Hy-Scaff Plant and Logistics” were applying for a Heavy Goods Vehicle operators license giving an address at Unit 20, representations were made to both GBC for planning responsibility and KCC for highways (Parish Councils not being permitted to make direct representations) due to concern about highways impacts. Hy-Scaff also have an office address at the Nuralite site. Then on 11<sup>th</sup> May it was reported that a large prefabricated building, three or possibly four units high had been put up in Unit 22, also without planning permission. This was reported to Gravesham Borough Council as a Planning breach. No update information has been received from GBC subsequently about actions taken.

It is noted for information that some clearance has also been undertaken at Units 1 and 2 (adjacent to the entrance and fronting onto Queens Farm Road).

Separately, we have also discovered that RS Skips (Unit 4) had applied in February 2019 for a variation of their vehicle operators license (but not of their planning permission) but we were not informed of this by anyone, including Higham Parish Council and KCC who were both aware.

**b. DB Cargo, Hoo junction – Operating without planning permission:** Reports had been received of unsuitable HGV's using Green Farm Lane. One driver had been asked his destination and another had been followed by a parishioner. As a result of them reporting a highways fault to KCC, it was discovered that a business called "DB Cargo" was operating out of the railway yard at the end of Queens Farm Road although there hadn't been any planning permission for this change of use. A visit to the site was attempted with the Highways Steward in mid-March but the site has a steel barrier preventing access and there did not appear to be a call method. There are also no signs stating who is using the yard.

This has also been reported to GBC as a planning breach. As with the previous point, the planning permission process is important in these circumstances as it would detail all the transport aspects (e.g. vehicle types, volumes, routes) and operating hours etc.

**c. Sirius, Green Farm Lane:** The property has applied for a deep rear and a side extension but it was reported that they had also put up a large outbuilding in the rear garden. This was clarified with GBC who informed that it had already been investigated and was considered to be within permitted development.

**d. Woodvale, The Ridgeway – State of house and grounds:** The poor condition of this property located in the Chestnut Green Conservation Area had been a concern for many years but GBC had advised previously that enforcement action would not be appropriate due to infirmity of the occupant. However, more recently the property has been left vacant and residents have expressed concern. GBC have informed that, due to the changed circumstances, action is now possible and they will be contacting the landowners.

**e. 14 The Street – Proposal for new garage, front wall partial removal:** The proposed new garage is not wide enough to meet modern standards and has a proposed side wall composed of wooden fence panels. The proposal also includes removing approximately 4 metres length of the historic brick wall fronting The Street, to provide off-street parking of three vehicles side-by-side, which would reduce public parking space. Objections have been submitted.

**f. Coppicing in Claylane Wood:** There had been a lot of public concern over extensive coppicing which had been carried out in Claylane Wood, which is in private ownership. The situation has been clarified: The land has not changed hands; the works are (as usually the case) licensed by the Forestry Commission, which is administratively part of DEFRA; GBC had inspected the works earlier in the year when their opinion was that it was normal coppicing works but they agreed to check again to confirm.

**g. Conservation areas – Replacement windows decisions by GBC:** This is being reported for information. We are aware that a property in the Shorne Village Conservation Area has had some difficulties with Officers at GBC over a retrospective planning application, the Parish Council had not raised any objection. More recently however we were concerned to hear that the GBC Regulatory Board had approved two retrospective applications in Gravesend that appeared less suitable.

**h. Nuralite:** A new planning application has been submitted for a proposed Business Park, 50 documents in total to review. The bulk of the site is in Shorne but is accessed via Higham.

**i. Review of 2018-19 Planning Applications:** As mentioned at the Annual Parish Assembly, and as previously circulated to members, the Chairman has analysed the planning applications received over the past year and this can be found as an Appendix to these minutes.

**4. Report of Action taken under Standing Order 4(a)(ii), Schedule of Planning Applications (26) dealt with by the Chairman in Consultation with Members (circulated):** This had been circulated to the committee and the Table can be found at the end of these minutes.

**5. Notices of Appeal:**

- a. 20180478 – Daymer, Green Farm lane, Shorne – Appeal allowed:** A planning application was originally submitted for 2x4-bedroom houses and which was refused by GBC. They then applied for 2x3-bedroom houses and this was also refused. The next application was for a single house with the same footprint and appearance as the 2x3-bedroom houses and this was permitted. An appeal was submitted for the 2x3-bedroom houses and this has been upheld by the Planning Inspector. There remains concern that the splitting of the plot sets a precedent and over the urbanised appearance of the frontage with four cars parked side by side and a full-width vehicle crossover. GBC were asked whether they would submit an objection but they responded saying that they would have insufficient grounds to do so. Discussion at the meeting concluded that regrettably there was not anything more that we could do.
- b. 20181068 – Thong House, Thong Lane – Pending:** The application is for a new garage building distant from the house, for hobby use. It is located on land not apparently forming part of the residential curtilage. Representations have been sent in to the Appeal. A further identical application has also been submitted to GBC.

**7. Major Plans etc affecting the Parish - Lower Thames Crossing – Noise surveys, Marling Cross Compound, drilling works, possible engineering works on Fort Road:**

As reported elsewhere previously, Highways England contractors have been given permission to access Crabbles Bottom to undertake some kind of noise survey which only lasts for one hour. HE have applied to use the Marling Cross lorry park as an office and works site compound to support geological drilling works along the intended LTC route. The application does not include detail of the intended works as such or about any use of a location in Queens Farm Road as had previously been suggested. Correspondence with HE suggests there will be a temporary use behind the Queens Farm converted barns as before for “mobile welfare and storage”, which apparently does not require planning permission. We have submitted comments about the traffic issues arising. Workers from Kier and Siemens had been reported active near Shornemead Fort and on Fort Road recently, possibly to strengthen the concrete bridge and cattle grids, so a query had been raised with HE but they informed that it was electrical cable works for National Grid outside of the LTC project.

**8. Outside Parish but with impact:** Nothing additional identified

**Highways:**

**9. Accident reports:** On the 22<sup>nd</sup> April 2019 a Cyclist in Green Farm Lane came off her bike and was seriously injured, there was no vehicle identified as being involved and she had not been wearing a cycling helmet.

**10. Traffic monitoring, Speedwatch, Lorrywatch:**

- a. **Speedwatch:** activities recommenced today and results will be circulated once available. Warning signs have been provided and will be installed.
- b. **Lorrywatch:** A foreign articulated lorry was reported in Racefield Close (where it damaged a car), and later reversing back up Pear Tree Lane, but we were not provided with information that identified it so no Lorry watch report could be made.

**11. Road condition/highways issues and Hazards:**

- a. **Verge outside Silverdene, Tanyard Hill stream** – The problem of the soggy verge has recurred since the drains were cleared. KCC Highways have agreed to investigate again.
- b. **Butchers Hill (top)** – Puddles need filling and the ground levelling, this has been reported to KCC.
- c. **Butchers Hill (bottom)** – Blocked drains x3 this has been reported to KCC.
- d. **Mill Hill Lane** – The edges and potholes are agreed to be repaired, and the drains cleared. A date is awaited from KCC, the road will have to be closed while the works are being done.
- e. **Dip on Tanyard Hill near Court Lodge causing puddle** – this has been previously reported and we were advised then that the dip was not deep enough to warrant filling, although it was reduced in depth by the road resurfacing works. We will keep it under review.
- f. **A2 off-slip, missing “Give Way” sign** – this has now been replaced thanks to several years of persistence by Bob Lane.
- g. **Park Pale** – Several “near miss” incidents have been reported, especially around Easter and Bank Holidays.
- h. **Extra drainage works** – at Forge Lane near the crossroads, work was undertaken to rebore the soakaways to improve water drainage volume.
- i. **Brewers Road and Pear Tree Lane speed limit reduction** – David Petcher who is the KCC Schemes Manager came out to discuss this on the 24<sup>th</sup> May, Mrs Lindley showed him the complete length of the road and the problem areas. Discussions will continue.

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

- a. **Yellow lines requests** – Consultations were held for Bowesden Lane to Pear Tree Lane, and for Chestnut Green. For Bowesden Lane there were only seven responses: two in favour, two against and three neutral. In future it might be a good idea to publicise such consultations more widely.
- b. **Country Park area** – the topics of parking and road safety near the Country Park have been raised through the Parish Council Chairs meeting and will also be taken to the Joint Transport Board. (see also 11g above).
- c. **Dumped car near See Ho** – all relevant authorities have been contacted about this but the processes are often slower than residents would like, efforts to get it removed will continue.
- d. **Car parking on double yellow lines opposite the Rose and Crown** – This was reported to the Police & GBC by a parishioner. The owner of the vehicle has been spoken to and any further infringements should be reported.

**13. Feedback from GBC/KCC Joint Transportation Board:** There was nothing useful to report from the meeting on the 13<sup>th</sup> March 2019. The next meeting is 5<sup>th</sup> June. The Highways Works forward plan is the only agenda item. It refers to works on Pear Tree Lane

but the description is a little unclear so needs clarification, an e-mail had been sent but no reply yet received. We have requested several matters to be discussed at future meetings: Redroute bus service; Parking and road safety near the Country Park; Corner protection in Forge Lane near the School; and parking enforcement staff time allocations in rural areas.

14. **Open Consultations:** Nothing to report

15. **Closed consultations/for information:** Nothing to report since previous meeting

**Any other business:**

16. **Matters raised by Members and attending Parishioners:**

- a. **Excess parking at The See Ho** – their planning application claimed that they had parking space for 50 cars which was not the situation. Problems arising were discussed. Bollards may be needed to protect pavements or green verges if problems continue after the yellow lines have been installed.
- b. **Date for yellow lines installation at Chestnut Green and Bowesden Lane junctions** – Date is awaited, the road surface has to be repaired prior. The Chestnut Green area has been marked up for that work.
- c. **Additional Salt Bin on Bowesden Lane** – There is a bin in place on the public part of the road which does get filled, plus Bowesden Lane is a secondary gritting route (although it is unclear whether that does get done). We will attempt to find out why the previous request by residents was not actioned. There is an assessment form that is applied to these requests. There is also an additional salt bag system which may be useful for next winter.
- d. **Abandoned car on Pear Tree Lane near the Bowesden Lane junction** – (See also item 12c above) It was pointed out that as it is public highway anyone could park there for a long duration anyway. Originally the vehicle had been in a poor position but was moved, possibly by the Police.
- e. **House at The Ridgeway with a lot of building materials in the front garden** – This had been noticed by persons delivering leaflets recently. The materials had been there for a long time and may reflect business use. Further investigations will be undertaken in conjunction with GBC.
- f. **Overhanging foliage had been obscuring the interactive speed sign** – Miss Clifton reported that this had now been cut back.
- g. **Kent Countryside access forum** – Miss Clifton mentioned that they are meeting at the country Park on Monday 3<sup>rd</sup> June, this clashes with the Pop-up café.
- h. **Road signs needing cleaning** – Mrs Lindley commented that several road signs could do with being cleaned and this should be reported on the KCC Highways fault reporting tool.
- i. **Parish Council drop-in session being held on Saturday 8th June** – Mrs Lindley reminded about this, several members are unavoidably away but there should not be any problem, it only needs a few councillors on each occasion.
- j. **Condition of verges, and parishioners cutting back foliage** – The Parish Council is always grateful for parishioners help in adopting areas as the official cutting is relatively infrequent and sometimes only occurs in response to particular problems being reported. Verges that had been disturbed by previous Highways works are not in good condition.

**k. Thanks to Mrs Martin** – The Chairman thanked Mrs Martin both personally and on behalf of the Planning and Highways Committee for all her help during her career, which had been greatly appreciated.

**17. Matters from other Committees being discussed for convenience: Approach over potential mobile phone mast at Shorne Common** – The approach concerning a potential mobile phone mast was discussed. The proposal was considered excessively damaging for the Parish-owned land concerned. A letter was sent by Mr Theobald on behalf of the Parish Council advising that. We received an e-mail in response today saying that our letter has been forwarded to appropriate involved persons for comment but declining to hold a public meeting due to lack of resources. Any drawings would be forwarded to us once available and we wait to hear further. The e-mail will be reviewed by Mrs Lindley and Mr Theobald with a view to responding.

The Meeting concluded at 21.35

## **Appendix: Analysis of Planning Applications considered during 2018-19**

### **SHORNE PARISH COUNCIL Planning and Highways Committee Analysis of Planning Applications 2018-19**

This year the Parish Council has reviewed and made representations on 87 planning applications of various kinds affecting the Parish (including three outside our boundary). This is an increase of 26% on the previous year (69 applications), which itself was up by over 60% on the year before that (43 applications).

- Outside the Parish:  
There were three relevant planning applications outside our boundary: a storage and distribution facility for ready-mix concrete lorries at Scalers Hill; an estate of 300 houses near Strood Fire Station; and a four-storey block of 64 flats at Marling Cross. We submitted objections to all of these.
- Non-residential:  
There were 13 non-residential planning applications of which: four related to the Country Park and other woodlands; two were for change of use of existing agricultural barns (which cause concern over increased traffic); two were in connection with a large new barn at what is now going to be New Green Farm apple orchards; one was hoping to increase land values prior to the Lower Thames Crossing; the Crematorium want a more impressive entrance; and an application to construct another 30 metre high telecoms mast at the Inn on the Lake (application subsequently withdrawn). There was a very complex application at the Nuralite Industrial Estate (entered via Higham) to create a large business park that would greatly increase traffic through Higham, and we submitted objections to that. We had sympathy for but had to submit objections to a proposed garden centre at Hartshill Nursery, again because of consequent increase in traffic.

That leaves 71 applications on 47 domestic properties, compared to 61 applications on 53 domestic properties last year. That statistic doesn't take account of repeat applications across the year ends, only within the year. Some results of applications are still pending a decision by GBC.

- Shorne West:  
There were 17 applications: six properties had single applications, four properties had two applications and one property had three applications. We did not object as such to any of these but in some cases submitted comments about the design. Three applications on two properties were refused by GBC.
- Lower Shorne:  
There were 12 applications: five properties had single applications, two properties had two applications and one property had three applications. Three applications were

refused by GBC, but one of these (to which we had submitted objections) was then allowed on Appeal.

- Shorne Village:

There were 10 applications: eight properties had single applications and one property had two. We had to submit objections to the latest application to build on the land between 29 and 31 The Street as the proposed design was considered unsuitable – GBC have still not made a decision but revised plans would be expected. Two applications in the Conservation Area were refused, we had expressed concern about one of these. An application that we had submitted objections about in Swillers Lane was permitted.

- Shorne Ifield Road/Thong Lane:

There were six applications on three properties – one, two and three applications per property respectively. The property with three applications had built a very large extension without planning permission, which is a difficult situation, and lost their Appeal against GBC's decision of refusal.

- The Ridgeway area:

There were 10 applications, seven single applications and three on one property concerning the position of a proposed swimming pool. We did not submit objections to any of these. One (for a log cabin in the garden) was withdrawn.

- Pear Tree Lane:

There were 16 applications, three of which were subsequently withdrawn. Within the year, nine were single applications, three were double and one triple (including Listed Building consent). At two properties, significant engineering works (landscaping) has been undertaken without planning permission: one is awaiting decision by GBC and one application is awaited - we submitted objections to an application for a garage in front of the building line and a frontage of urban appearance at the same property. One application permitted by GBC followed seven previous applications of variations on the same plans. Another application that we submitted objections to was permitted by GBC but with very firm conditions applied.

Susan Lindley

*Chair of Planning and Highways Committee*

**PLANNING APPLICATIONS Since previous meeting on 7<sup>th</sup> March 2019:**

Ref	Address	Description	SPC Submission	Decision
20190165	11 Burdett Avenue Shorne Gravesend Kent DA12 3HP	Erection of two storey rear extension, first floor front extension, single storey side extension and construction of a dormer extension in the front roof slope.	The Parish Council has the following comments on this application: 1. We note that previous application 20181175 was refused planning permission. 2. This application is more proportionate to the existing house and has lower impact on the streetscene. 3. A greater parking area is shown in the front garden. 4. The two-storey rear extension impacts unavoidably on the amenity of neighbouring properties due to No.11 being set further back on the plot than its neighbours, however the Parish Council has no objection to this part of the proposed design provided that there are not any significant objections from neighbours. (Sent 11/3/19)	Permitted
20190142	77 Astra Drive Gravesend Kent DA12 4PZ	Erection of a two storey front extension.	The Parish Council has no objection to the principle of this proposal, provided that there are not any significant objections from neighbours. (Sent 20/3/19)	Permitted
20190143	77 Astra Drive Gravesend Kent DA12 4PZ	Erection of a first floor rear extension.	The design of the first-floor extension has been modified compared with previous applications. The extension still has the same 3m depth but an attempt has been made to reduce the impact on the immediately adjoining semi-detached house (No.79) although the impact on No 75 remains unchanged. The stepped appearance of the rear is also still the same. The opinions of neighbours should be of greatest influence on any decision of approval. (Sent 20/3/19)	Pending
20190169	Cobham Lodge Valley Drive Gravesend Kent DA12 5UE	Demolition of existing house and outbuildings and erection of a part four storey and part three storey building for the residential development of 20no. one bedroom, 41no. two bedroom and 3no. three bedroom apartments with	Thank you for asking the opinion of Shorne Parish Council on this application which lies just outside the Parish Boundary but will have adverse visual and landscape impact on Parish areas. The Parish Council wishes to OBJECT STRONGLY to this proposal for the following reasons: 1. The site presently features a good sized detached house, plus a large detached annexe, on a large garden plot with similar sized neighbouring houses, and which also has alongside other houses that were built subsequently along the southern boundary. The existing buildings fit in well in the area, which is an urban fringe to rural setting. 2. The proposal is to build an intensive development of flats, of highly urban	Pending

		associated car parking.	<p>town centre appearance, to three and four-storeys in height over the entire plot. This will be out of character with the area and would negatively affect the street scene.</p> <p>3. The proposed building would tower over and dwarf the neighbouring houses, greatly reducing their amenity and with creation of significant overlooking problems.</p> <p>4. Increased traffic volumes and turning movements in an increasingly busy traffic area are also a concern.</p> <p>5. The building would be highly visible in the landscape and would therefore detrimentally affect the nearby Area of Outstanding Natural Beauty, Thong Village Conservation Area, Shorne Woods Country Park, and the general Green Belt landscape.</p> <p>6. We consider this proposal to be overall inappropriate, to include backland development and to constitute overdevelopment of the site. (Sent 20/3/19)</p>	
20190182	Gravesend Crematorium And Cemetery Gravesend Road Shorne Gravesend Kent DA12 3JH	Erection of 2 metre in height wall and entrance gates and associated landscaping, signage and low level illumination.	<p>The Parish Council has the following comments:</p> <p>1. This application proposes to expand the extent of high brick walling, move the location of the walling and gates nearer to the road, substitute large and high decorative metal gates and introduce more lighting.</p> <p>2. The application refers to experience of antisocial behaviour problems to justify the changes but we doubt that moving the gates etc a little nearer the road will have much effect in reducing this.</p> <p>3. The original planning permission was given based on there being only a short section of walling and wooden field gates. We consider that these are appropriate for the rural location and open farmland views locally rather than instead the suggested cosmetic changes to a more urban, grand entrance that is proposed.</p> <p>4. The application mentions low level lighting and uplighters. Any lighting must have conditions imposed over maximum brightness and hours of operation to prevent light pollution in a rural area.</p> <p>5. While writing we would also raise that local residents have complained about excessive permanent exterior lighting in the Crematorium complex in the evenings and overnight (i.e. outside of operational hours) and therefore request that this problem should also be corrected and resolved at this time. (Sent 20/3/19)</p>	Pending
20180610	Land At Court Wood Gravesend Road Shorne	Permanent retention of log store cabin and container for the	<p>The Parish Council wishes to make the following comments: This application does not include a site plan showing the locations on the site of the structures described and how they are accessed.</p>	Pending

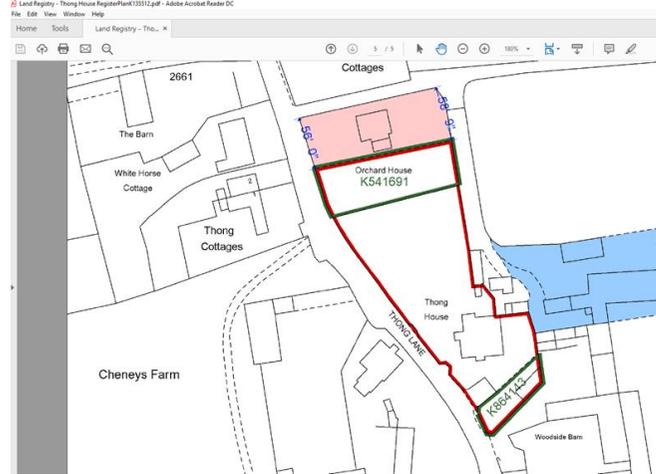
	Gravesend Kent	continued use and storage for coppice work and maintenance of the land and fences.	The structures described total in excess of 57qm floor area. We are very concerned that the structures should not be used for any residential purpose or their presence confer any development rights, so would be very grateful for appropriate conditions to be imposed on any approval. (Sent 20/3/19)	
20190243	6 Davys Place Gravesend Kent DA12 4DL	Application for a Lawful Development Certificate for the proposed roof extension from hip to gable and conversion of the roof space into habitable rooms.	The Parish Council has no objection to the principle of this proposal, provided that there are not any significant objections from neighbours. (Sent 20/3/19)	Prior approval not required
20181221	8 Gabriel Gardens Gravesend Kent DA12 4QD	<b>**REVISED PLAN/AMENDED APPLICATION**</b> Erection of two storey front extension.	The Parish Council has no objection to the principle of this proposal, provided that there are not any significant objections from neighbours. (Sent 20/3/19)	Permitted
20190257	Lark Rise Pondfield Lane Shorne Gravesend Kent DA12 3LD	Application for a Lawful Development Certificate in respect of the proposed swimming pool and enclosure.	This application places the proposed swimming pool building further north-east on the site, which is closer to the boundary and neighbouring property (Broadwood House). The Parish Council has no objection to the principle of this proposal, provided that there are not any significant objections from the neighbours. As a comment, the plans do not show any associated maintenance plant/pump house or changing facilities, which we assume are incorporated within the layout of the proposed building. The location and hours of operation of pumps must be such that there is not a noise nuisance created for the neighbours. (Sent 20/3/19)	Certificate Refused
20190226 (Identical to 20181068 Appealed)	Thong House Thong Lane Shorne Gravesend Kent DA12 4AD	Erection of a double garage and log store.	This application and the accompanying design and access statement appear identical to 20181068, which is currently the subject of an appeal. The Parish Council therefore continues to have objections about this application. Our previous comments are repeated here but some have been expanded. 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 (K884991 "land adjoining the western boundary of Thong House") that is not part of the residential curtilage of Thong House itself (K135512) being	Pending

			<p>previously an access route to the former dairy and farm buildings to the east. The Ordnance Survey plan submitted with the application appears incorrect by not showing this or all the land in the ownership of the applicant. Historical planning applications on the Gravesham Borough Council website also show the correct residential curtilage situation.</p> <p>2. Aerial views suggest that there may be a roofed structure on the property that is not shown on the plans and that vegetation and trees will need to be removed to accommodate the building and its access route.</p> <p>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 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. There is no hardstanding area shown in front of the garage doors.</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 by provision of a detailed plan showing the access route and turning area. 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. Additional buildings in furtherance of a hobby are desirable rather than essential.</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 any residential purposes or as a separate dwelling. As the application is related to supporting a personal hobby, any approval of a new building should be personal to the applicant and the building should be demolished once no longer needed for that purpose.</p> <p>Sent 12/4/19)</p>	
20181068 (APPEAL)	Thong House, Thong Lane,	Erection of a double garage and log store.	Gravesham Borough Council Ref: GR/2018/1068 Appeal Ref: 2019/00018/NONDET	Appeal in Progress

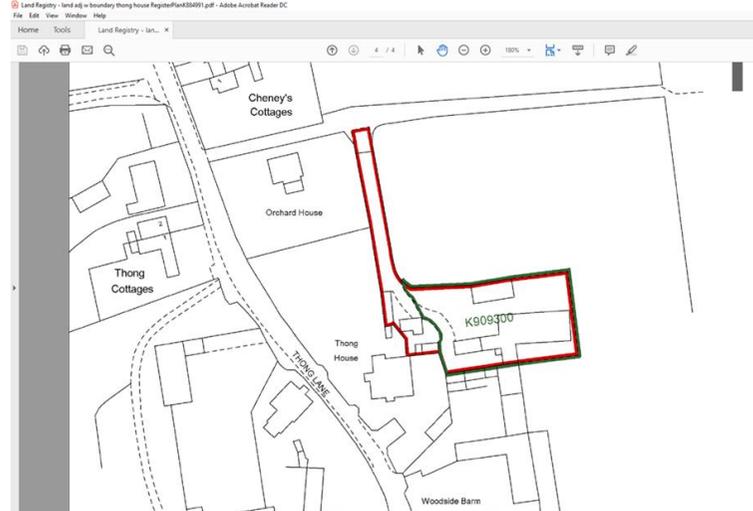
	<p>Shorne, Gravesend, Kent DA12 4AD</p>		<p>Inspectorate Ref: APP/K2230/W/19/3223956 Thong House, Thong Lane, Shorne, Gravesend, Kent DA12 4AD Erection of a double garage and log store.</p> <p>Dear Planning Inspectorate, Thank you for notifying us about this appeal. Shorne Parish Council wishes to make the following representations:</p> <p>1. Shorne Parish Council and Parish: Shorne Parish Council is a Local Authority constituted under the Local Government Acts. The Parish lies to the east of Gravesend, in the Borough of Gravesham in the north-west of the county of Kent. Shorne Parish (including ancient settlements of Shorne Village, Lower Shorne, Thong/Riverview, Shorne Ridgeway and Pear Tree Lane) is located in the Green Belt. It is bounded by Chalk and the urban border of Gravesend to its west, and Higham Parish and the Medway Towns to the east. It extends from the A2 in the south to the middle of the Thames in the north.</p> <p>2. Our previous representations: Our previous representations are reproduced at Appendix A.</p> <p>3. Updated representations: In responding to this Appeal we repeat and expand on our previous representations as follows:</p> <p>3.1 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 (K884991 "land adjoining the western boundary of Thong House") that is not part of the residential curtilage of Thong House itself (K135512) being previously an access route to the former dairy and farm buildings to the east – Please see Appendix B. The Ordnance Survey plan submitted with the application appears incorrect by not showing this or all the land in the ownership of the applicant. Historical planning applications on the Gravesham Borough Council website also show the correct residential curtilage situation.</p> <p>3.2 Aerial views suggest that there may be a roofed structure on the property that is not shown on the plans and that vegetation and trees will need to be removed to accommodate the building and its access route.</p> <p>3.3 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 with the front/main entrance.</p>	
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			<p>3.4 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>3.5 No lighting or other security features are shown for the building, and no services. There is no hardstanding area shown in front of the garage doors.</p> <p>3.6 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 by provision of a detailed plan showing the access route and turning area. Concerns were expressed previously about possibility of conflict of vehicular traffic with pedestrian users of the adjacent footpath.</p> <p>3.7 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. Additional buildings in furtherance of a hobby are desirable rather than essential.</p> <p>3.8 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 any residential purposes or as a separate dwelling. As the application is related to supporting a personal hobby, any approval of a new building should be personal to the applicant and the building should be demolished once no longer needed for that purpose.</p> <p>4. Comments specific to the Appeal: The Appeal is being made on the grounds of non-determination. As described above, we have concerns about the details of and validity of the original planning application, which we consider to have errors and significant omissions, as well as the nature and location of the proposed building. Our expectation would have been for this application (as it stands) to be refused planning permission and we further consider that the non-determination appeal process should not be used to circumvent or override the justifiable concerns of local residents.</p> <p>5. Concluding comments: Thank you very much for considering our representations and comments on this application/appeal. Appendix A: SPC reps submitted for application 20181068 Appendix B: Land Registry Plan extracts:</p>	
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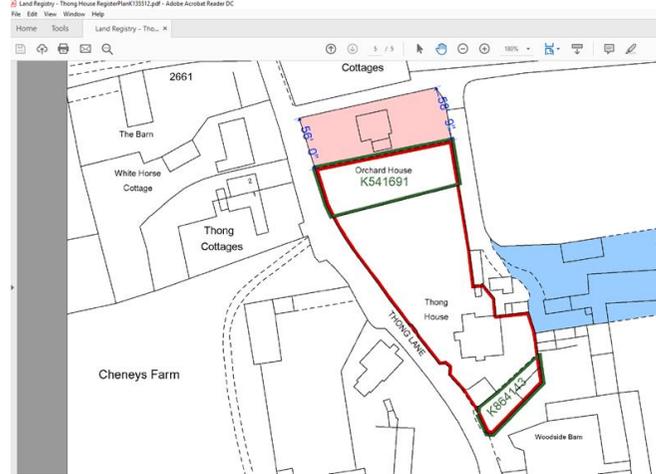
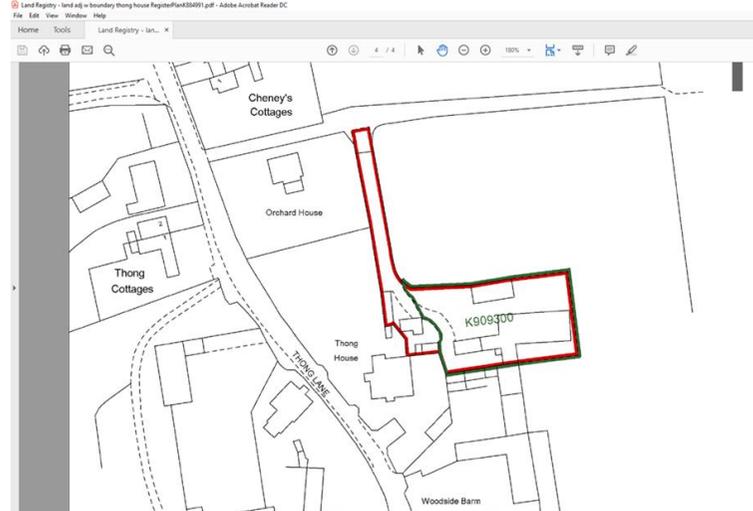
Land Registry title plan K135512 (Thong House)



Land Registry title plan K884991 (Land adjoining western boundary of Thong House)



(Sent 12/4/19)

			<p>Land Registry title plan K135512 (Thong House)</p>  <p>Land Registry title plan K884991 (Land adjoining western boundary of Thong House)</p>  <p>(Sent 12/4/19)</p>	
<p>20190265</p>	<p>The Barn East Court Farm Church Lane Gravesend Kent DA12 2NL</p>	<p>Removal of stable building and outbuilding and replacement with an 8 bay domestic garage building with lift facility</p>	<p>Thank you for asking the opinion of Shorne Parish Council on this application which lies just outside the Parish Boundary but could have adverse visual and landscape impact on Parish areas.</p> <p>The Parish Council wishes to make the following comments about this proposal:</p> <ol style="list-style-type: none"> <li>1. The proposal includes removal of a stable building and outbuilding, we are unclear about the age and historic value and nature of these buildings and what has</li> </ol>	<p>Pending</p>

		<p>for double stacking of vehicles.</p>	<p>been their use to date.</p> <p>2. It is unclear whether the stable building is redundant or whether this application will lead to another stable building being required elsewhere on the property.</p> <p>3. It is unclear whether the proposed location is presently part of the residential curtilage of the Barn and with residential rights or just adjacent land in the ownership of the applicant.</p> <p>4. The proposed site has another building immediately adjacent to the south, the present residential use of this needs to be taken into consideration.</p> <p>5. The proposal will affect the setting of a listed building (East Court Manor).</p> <p>6. The semi-detached barn conversions were permitted with the intention that the side barn to the south would provide domestic garaging. The applicant themselves chose to instead convert that building into another dwelling and now wants a non-domestic garage. While it might not be altogether unreasonable for a standard domestic garage to be added, that would be of standard height and size and probably only two bays or at most three in width.</p> <p>7. What is proposed is a thickly walled building that measures approximately 29.5m long by 8m deep by 7m high. This compares closely to the converted barn itself which is 34m long by 9.5m deep (by 19m high), i.e the proposed garage is almost as large in floor area as the very large residential double barn conversion itself.</p> <p>8. The building will require a significant extent of hardstanding area (not shown clearly on the plans, unclear if already built) in order for vehicles to be manoeuvred plus parking an additional four collection cars is mentioned above the number of any domestic cars also routinely using the site.</p> <p>9. It is assumed that cars are driven onto/off the site under their own power for storage rather than requiring specialist haulage. Such vehicle movements should be minimised.</p> <p>10. Although increasing security is mentioned, aspects such as external lighting and possible light pollution are not covered. Collecting so many cars together in one building creates its own security risks.</p> <p>11. It would be expected that part of the enjoyment of a home includes being able to undertake hobbies there, but generally personal hobbies do not require very large additional buildings or impact on neighbouring properties and the general landscape. We are uncertain as to the extent to which hobbies creating such needs require support within a domestic curtilage especially in the Green Belt, and do not</p>	
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			<p>consider supporting of personal hobbies to constitute “very special circumstances”. The building will not be ancillary to the barn itself as it will not be used for associated domestic garaging.</p> <p>12. We consider that the size of the building proposed is excessive, constituting inappropriate development in the Green Belt. We consider this proposal to be overall inappropriate, over-intensification and overdevelopment of the site.</p> <p>13. We are further concerned that the proposed building has the potential to be converted to residential accommodation at a later date, thereby creating a new dwelling in the Green Belt where one would not normally be permitted.</p> <p>14. We would suggest that any permission granted should if possible have strong conditions attached that the building is only a storage garage associated only by joint ownership with the north half barn and that it cannot be used as a domestic garage, for any residential purposes or as a separate dwelling. The purpose of the building is stated to be only for storage of non-domestic vehicles. No vehicle repair or maintenance work should take place on the site, and no commercial car dealing/sales activities. Any permission granted should furthermore be only personal to the applicant for their personal hobby use and therefore the building must be demolished when no longer required by the applicant for this purpose. (Sent 15/4/19)</p>	
20190269	Hartshill Bungalow Thong Lane Gravesend Kent DA12 4AD	Application for a Lawful Development Certificate in respect of the proposed erection of an outbuilding to form triple garage, wood store/storage and equipment store.	<p>The Parish Council has to OBJECT to the proposal, with the following comments:</p> <ul style="list-style-type: none"> <li>The proposed outbuilding is within the residential curtilage of Hartshill Bungalow and has to be evaluated on that basis. It is located at the far end of the garden, impractically distanced from the house. No driveway or pathway leading to the building is shown on the plans or any associated hardstanding. No services to the building or exterior lighting are indicated. There are no windows or rooflights supplying any natural light.</li> <li>The proposed outbuilding is overall larger and more extensive in nature than would normally be considered necessary or appropriate for a residential property.</li> <li>Garage: It would not normally be expected that a three-car garage would be needed for a residential property of this size – two spaces would be considered sufficient. At 8.6m deep by approximately 11.75m wide, the dimensions proposed appear to be excessive.</li> <li>Equipment store: The size and nature of the equipment suggested exceeds normal requirements for a residential property. At 8.6m by approximately 5.5m this proposed part of the building is of excessive size.</li> <li>Wood store etc: This area is 8.6m by approximately 4m. Again, what is</li> </ul>	Certificate Refused

			<p>proposed is considered excessive in size and nature for a residential property.</p> <ul style="list-style-type: none"> <li>The proposal creates a large new permanent building in the Green Belt where none presently exists, and which will be visually intrusive with impact on the landscape and on openness.</li> <li>If permitted, we request that conditions should be imposed that the building is ancillary to Hartshill Bungalow, does not have any residential rights and cannot be used as a separate dwelling.</li> </ul> <p>(Sent 6/5/19)</p>	
20190271	13 Cob Drive Shorne Gravesend Kent DA12 3DU	Erection of two storey rear, side and front extensions and a single storey rear extension.	<p>The proposal is to extend the property on three sides and create a five bedroomed house. The Parish Council wishes to OBJECT to several aspects of this application:</p> <ol style="list-style-type: none"> <li>Front elevation - porch: The property is set on the same building line as No 11 and forward of number 15. It presently has a small protruding front porch and we have no objection to that being widened.</li> <li>Front elevation – two storey front extension coming forward of the porch line: We OBJECT to this element of the plans due to the impact on the street scene and the amenity of the neighbouring property at No. 15. Other properties locally have not been allowed front extensions. A single storey continuation of the porch line might be acceptable.</li> <li>Side elevation to No 15 – two storey extension: We OBJECT to the two-storey side extension on this flank of the property principally because it presently extends forward of the building line. The loss of the garage is noted (see Parking below).</li> <li>Side elevation to No 11 – previous “store” extension: The removal of this narrow single storey previous extension is noted.</li> <li>Rear elevation – part two-storey and part single-storey rear extension: The impact of this on neighbouring properties has been mitigated in the design and so no objection is raised, subject to there not being any significant objections from neighbours.</li> <li>Parking – loss of garage and impractical proposed new layout: The existing long single garage is being demolished, with the loss of one parking place. The proposed layout shown for three parking places is not practical as it could be problematic to access some of the spaces. Cob Drive is a very difficult place for parking due to the nearby primary school and on-street parking is restricted and can cause difficulties. The parking layout needs further thought and redesign.</li> <li>Overall we consider that the proposed extensions as presently shown on the plans increase the bulk of the building, have an adverse impact on neighbouring</li> </ol>	Permitted

			properties and the street scene and possibly constitute overdevelopment of the site. (Sent 24/4/19)	
20190273	Hartshill Bungalow Thong Lane Gravesend Kent DA12 4AD	Single storey rear extension with a depth of 8 metres, maximum height of 3.3 metres and eaves height of 2.9 metres.	<i>Reviewed and determined no additional comments needed</i>	Prior Approval Is Required and Refused
20190282	Shamrock Gravesend Road Shorne Gravesend Kent DA12 3JJ	Construction of a new roof incorporating gable ends, a dormer extension in the proposed rear roof slope and rooflights in the proposed front roof slope to provide bedroom with en-suite bathroom and dressing room and home office in the roof space and erection of a front porch.	The Parish Council wishes to OBJECT to several aspects of this application: 1. The site plans do not show the outbuildings on the site - a large gym/hobby building at the far end of the garden, which now appears on the aerial view to have a pitched roof, and the relocated garage (we are uncertain whether the garage is in the position that was previously granted permission). 2. We raise no objection to the proposed changes to the front elevation: the front porch, hip to gable roof conversion and roof lights. 3. We OBJECT to the second storey extension out over the previous single storey extension in the manner shown as this greatly increases the bulk of the building, particularly when viewed from the sides. 4. A rear dormer, in combination with the standard hip to gable roof conversion, only on the footprint of the original house would be acceptable or possibly a roof design similar to the two easterly neighbouring houses. 5. Overall we consider that the present plans would be overbulky and, together with previously permitted outbuildings, would possibly constitute overdevelopment of the site. (Sent 24/4/19)	Pending
20190326	2 Michael Gardens Gravesend Kent DA12 4QA	Erection of a single storey side extension.	The Parish Council has no objection to the principle of this proposal, provided that there are not any significant objections from neighbours. We note that a garage is being demolished (with theoretical loss of a parking space) and a single storey side extension is being erected which will join up with an existing rear single storey extension which is being extended sideways beyond the side wall of the existing house. The exterior finish is shown in render, which matches with the rear extension, however the front facing the street should preferably be faced in bricks to match the front of the house. The loss of the garage appears to leave sufficient on-site parking still remaining. (Sent 24/4/19)	Pending

20190331	1 Swillers Lane Shorne Gravesend Kent DA12 3ED	Demolition of detached garage and erection of single storey infill front extension, conversion of existing integral garage into a habitable room and alterations to the roof involving the construction of two gables to the front elevation, a dormer window in the front roof slop and a dormer extension in the rear roof slope. Demolition of detached garage	The Parish Council notes that application 20190023 was permitted, changing the property from a one-bedroom bungalow with integral garage into a substantial four-bedroom house This new application would add an additional, very long and narrow habitable room (so potentially becoming a five-bedroom house) and roof dormer with window at first floor level. Access is achieved by changing the bathrooms to have a cramped layout. The design change makes the house a double fronted design as the proposed dormer projects to the front wall of the house rather than being set back, which would be preferable. The Parish Council considers that the proposed new changes in design would possibly constitute overdevelopment of the site. They would be out of character with the neighbourhood, further increase the bulk of the building and have consequent adverse effect on the street scene and on the amenity of neighbouring properties. (Sent 6/5/19)	Pending
20190339	1 Swillers Lane Shorne Gravesend Kent DA12 3ED	Application for a non-material amendment to planning permission reference no. 20190023 to allow a change to the materials.	<i>Reviewed and determined no additional comments needed</i>	Pending
20190363	14 The Street Shorne Gravesend Kent DA12 3EA	Demolition of existing garage and erection of an attached garage at the side property.	The Parish Council wishes to OBJECT to this application for a number of reasons: 1. The application site is in the centre of the village and located in the Shorne Village Conservation Area where compatible visual appearance of properties is of great importance. 2. The proposal is to demolish the existing thin-walled garage but leave the entire side wall as part of the boundary with the Village Hall. We have concerns about the resulting stability, and therefore the safety consequences, of the remaining part of the garage wall, which will be 2.5 to 3m tall, as well as the oddly shaped wall section with incongruous appearance. We note this structure is adjacent to an area where the Pre-school Nursery children play. 3. A new garage is proposed with its door level with the front of the bungalow, however the gap between the bungalow wall and the boundary narrows from back to front of the property and the new garage door seems to be only 2m wide between	Pending

			<p>the front brick piers, which is not wide enough for a garage entrance.</p> <p>4. The internal width of the garage at its front end is only approximately 2.25m, achieved by apparently not having a proper side wall but instead only wooden fence panelling.</p> <p>5. Overall, we do not consider that the proposed new garage is a viable, quality design.</p> <p>6. The description of the proposal does not convey that the plans also include removal of approximately 4m length of the historic (but poor condition) garden wall to The Street to create wider off-street parking, in total approximately three car-widths. This will have two effects: to create an open and urban appearance for the frontage of the bungalow and to reduce on-street parking availability in an area where there is much competition for spaces. We note that no other property in the area has such a wide parking driveway.</p> <p>(Sent 24/4/19)</p>	
20190332	Copper Beeches Pear Tree Lane Shorne Gravesend Kent DA12 3JX	Demolition of one of the attached garages at the side and replacement with a single storey infill extension incorporating a dormer window in the proposed front roof slope to provide an ensuite bathroom in the proposed roof space, erection of a chimney stack on the side elevation; erection of an open front porch; construction of a glazed atrium to replace an existing front dormer window and ornamental half timbering to existing	<p>The Parish Council has no objection to the proposals.</p> <p>The loss of one of the two single garages is noted however there should be adequate open-air parking provision remaining on the site.</p> <p>(Sent 6/5/19)</p>	Pending

		gable on the front elevation.		
20190337	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 notes that in this application 20190337 the side extension has been reduced slightly in width when compared to previous applications 20190101. As previously, the Parish Council has no objection in principle to this application 20190337 provided that there are not any significant objections from neighbours. The side extension has a side door and layout which could lead to it potentially being used as self-contained residential accommodation. We would therefore request that appropriate conditions should be imposed ensuring that its use is only ancillary to the house. 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. (Sent 6/5/19)	Pending
20190388 And 20190389 Listed Building Consent	Little St Katherines Forge Lane Shorne Gravesend Kent DA12 3DR	Replacement of existing lean to roof and construction of two new walls under the roof, to create a draught lobby.	The Parish Council has no objection to the proposals subject to the advice of the Gravesham Heritage Consultant over design and materials, to ensure compatibility with the existing house and other nearby historic buildings. (Sent 6/5/19)	Pending
20190399	Sirius Green Farm Lane Shorne Gravesend Kent DA12 3HL	Erection of a single storey rear extension.	The Parish Council notes that application 20190099 for a rear extension was permitted. This application 20190399 is also described as a rear extension but additionally includes a side extension in front of the existing garage, causing its loss. Sufficient tandem and other parking should remain on the site. The Parish Council has no objection in principle to this new element of the application provided that there is not any significant objection from the neighbouring property of Corynine as this will be additionally impacted. The altered design of the rear windows/doors on the new extension is noted. The plans show a front facing door plus a door opening from the new extension into the wide corridor by the proposed new shower room, and another door very nearby opening directly from the new extension into the former garage. The proposed future use of the garage area needs clarification as to whether it will also become habitable accommodation. As it in effect has a separate entrance, we request that Conditions should be imposed that the side extension plus converted	Pending

			<p>garage is ancillary to the main house and cannot be used as a separate dwelling.  Note: We understand that a large outbuilding has also been erected across the width of the garden at its far end. This is not shown on the block plan. There arises further concern about the overall reduction in the useable size of the garden, the impact on the amenity of the neighbouring properties and the proposed use of this new building as well as landscape impact. If appropriate, conditions should be imposed that it is only an annexe to the main house and cannot be used for any residential purposes.  (Sent 6/5/19)</p>	
20190390	135 Astra Drive Gravesend Kent DA12 4QF	Erection of a single storey rear extension with a pitched roof, and erection of first floor side and front extensions.	<p>The Parish Council has no objection in principle to this application, provided that there are not any significant objections from neighbours.  We note the following:</p> <ul style="list-style-type: none"> <li>• the property has already had a full width two-storey rear extension.</li> <li>• The proposed single storey, pitched roofed, further rear extension takes away even more of the useable rear garden and could impact on the amenity of its neighbours.</li> <li>• Two-storey front extensions have already been permitted and built elsewhere nearby so no objection is submitted on this aspect however the application also includes creating a two-storey side extension, which removes natural light to the internal staircase. The first floor layout could perhaps be improved so as not to need this element of the proposal.  (Sent 6/5/19)</li> </ul>	Pending
20181142 Revised Plans	Springhill Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Erection of a detached garage into existing sloping site.	<p>Thank you very much for sending revised plans and asking our opinion. This is to record the outcome of consideration of the revised plans and discussions arising. We note that the revised plans reduce the garage to two car sized, and that the boundary wall has been changed to brick pillars with wooden slats. The engineering works already undertaken at the rear are understood to be the subject of a separate, retrospective application.  The Parish Council still wishes to express concern over this application, for the following reasons:</p> <ol style="list-style-type: none"> <li>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.</li> </ol>	Pending

			<p>2. We note that trees and vegetation have already been cleared, and engineering works undertaken in the front garden without there being an extant planning permission for the garage and other changes.</p> <p>3. The proposed garage is shown to have a “green roof”. If permitted, conditions should be imposed preventing use for residential accommodation and requiring that the “green roof” should be properly and permanently maintained.</p> <p>4. The proposed garage is immediately adjacent to the roadside, in front of the building line, and we continue to OBJECT to this. Despite the proposed “green roof” it will be visually intrusive and have a negative impact on the streetscene.</p> <p>5. The title of the application did not mention that it is also proposed to erect a significant length of fencing with large brick pillars, and entrance gates (farm style gates are shown). This would create an urban appearance in a rural, Green Belt area and we continue to OBJECT to this. Just boarded wooden fencing would be more appropriate.</p> <p>6. The application plans also show extensive hard paving of nearly all the front garden, doubling the existing area (presently gravelled) to be covered. This would also create an urban appearance in a rural, Green Belt area and we continue to OBJECT to this.</p> <p>7. 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 remaining on the site should be protected with Tree Preservation Orders.</p> <p>8. In view of the concern over setting a precedent by building a garage in front of the building line, we would be grateful if any permission that might be granted could identify the special and unique reasons (e.g. reduced visual impact from the lowering of the ground level).</p> <p>Notes 1: We understand that discussions included mention of the nearby property of “Perry Dene”, where permission for a garage was granted on Appeal. Perry Dene is an individual case as the house is corner-on to the road, plus the Appeal Inspector's decision was that the proposed garage was in that circumstance not forward of the original building line.</p> <p>Notes 2: There have been applications at other properties on Pear Tree Lane where new garages in front of the building line were not permitted, being either refused or in some cases plans were modified to remove the proposed garage during pre-approval discussions. We do not see any difference in this application so have additional concerns that approval of the garage and other urban features here would</p>	
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			have retrospective consequences and also set precedents in the area. (Sent 6/5/19)	
20190489	Gardeners Cottage Brewers Road Shorne Gravesend Kent DA12 3LB	Application for a Lawful Development Certificate in respect of the retention of a first floor steel frame platform and glazed balustrade including alteration of the first floor window to double doors.	The Parish Council has NO OBJECTION to this application, as it will not cause overlooking to any other property. (Sent 23/5/19)	Pending