

SHORNE PARISH COUNCIL

Advisory Meeting of the Planning & Highways Committee Meeting held on Zoom 27th May 2021

PRESENT:

Mrs S Lindley (Chairman)
Miss P Clifton
Ms A Franks
Mr R Hardy
Mr B Lane
Mr C Rea
Mr R Theobald

APOLOGIES:

Mr J Bugg (Vice-Chairman)
Mrs L McCluskey

Parishioners Present: Angela Purdy

36. To receive any declarations of interest.

Mrs Lindley declared that she is a neighbour of Mill View when this is discussed however the discussion will be on general matters.

37. Minutes of the meeting held on 11th March 2021: The minutes were discussed and were considered acceptable but will be formally agreed on the 24th June at Full Council as tonight's meeting is an advisory meeting in line with the current Governmental Covid guidance.

38. Matters arising from the Minutes not otherwise on the Agenda:

None were raised.

Planning:

39. Planning Applications/Issues:

- Tanners Grange, Tanyard Hill - retrospective application for two-storey mixed use outbuilding. This was objected to by the Parish Council, particularly due to the two-storey design. There was already a barn building although it had not had explicit planning permission and was related to agricultural/equestrian land which has now been reclassified as residential curtilage.
- Park Farm House, Bowesden Lane - repeat application for new dwelling in the Green Belt. We are proposing to object to this application as nothing has changed.
- 25 Coutts Avenue - repeat application for two four-bedroom houses – a previous application had been refused. After several more unsuccessful applications, two three-bedroom semi's were permitted but that permission was allowed to lapse. This is an outline application which means that there are not full details of what is proposed. We have objected on the same grounds as previously, which are overdevelopment and adverse impact on neighbouring properties.
- Starwood, Pear Tree Lane – land change of use. This has a complicated history but the other problem is that they have recently built a very large barn across the width of the land without any planning permission.

- Bucklebury, Pear Tree Lane – retrospective application for a gym building. This would have been permitted development except for the roof height but Conditions have been requested.
- Nuralite – some demolition has been permitted. Unclear if this has started but heavy plant equipment is present on the site.
- 135 Astra Drive – works without planning permission. Mr Hardy reported that it appears that they are putting a flat roofed loft dormer extension at the back of the property. It has a previous two-storey extension at the back and a single-storey one beyond that. Mr Hardy is not sure what permission has been granted and what is under permitted development. The last application, including for a large two-storey front extension was dismissed at Appeal. More information is needed as to whether it is thought that there might be a planning breach, preferably with photographs.
- Daymer, Green Farm Lane – deep excavations are very close to a neighbouring property. This has been causing concern, but has already been raised with Gravesham Borough Council, who have referred it to Building Control but nothing has been received back to the Parish Council. Mr Lane will follow this up with Building Control.
- Scout Hut, Mill Hill Lane – replacement Hut. The Scouts had sent the Parish Council plans for the new, slightly larger shed which had been accepted but nothing else has been received from them regarding asking for any potential funding.
- Greendale, Queens Farm Road – large outbuilding. They had applied for a large outbuilding but this has been refused.
- New Green Farm – revised worker caravan area. This has been permitted with the change of use of the land, with conditions applied.
- Gravesham Borough Council enforcement updates:
 - 1 Ridgeway Bungalows wall (unable to contact owner) – no new information
 - Land south of Apex Business Park buildings (inspection awaited) - the Parish Council have not received any more communication about these.
 - Tranquil House, Butchers Hill, outbuilding (Conservation Area) - Gravesham Borough Council sent some information about this but saying it is permitted development, despite the property being included in a Conservation Area. There was discussion that Conservation Area protection usually related to the frontage of houses but in this case the property is not a period one and cannot be seen from The Street. Mrs Lindley considered that it ought to have been the garden that was relevant as it is adjacent to Butchers Hill, the amenity of which should have been protected, but it seems that the relevant protection was not put in place by GBC. There are discrepancies and inconsistencies with the situation for other properties in the area which have had to apply for planning permission for lesser outbuildings (e.g. near the Rose and Crown, the Scouts replacement hut) and that where one property was chased to replace their wooden sash windows while others have been permitted modern materials.

40. Report of Action taken under Standing Order 4(a)(ii), Schedule of Planning Applications dealt with by the Chairman in Consultation with Members (previously circulated). This will be formally approved at the full council meeting on the 24th June 2021 as a part of these minutes. The Table was considered acceptable.

41. Notices of Appeal:

- In progress: None

- Lodged: None
- Decided:
 - GBC ref 2020/00048 Land adjacent to the See Ho – dismissed.
 - GBC ref 2020/00027 Mill View, Mill Hill Lane was inspected 4th May, the clear and fully opening rear window has been allowed as built (different to as permitted). Discussion ensued as to the status of the GBC Privacy guidelines and the problem that this decision could cause for future inter-property privacy distances.

42. Major Plans etc affecting the Parish:

- Lower Thames Crossing:
 - The A2 lane closure will continue into June.
 - Contractors have at last found the major gas pipe, but they are now also looking for other utilities.
 - There will also be Utilities exploration works along the cycleway.
 - More “Statement of Common Ground” Zoom meetings have been held: Cultural Heritage - they have found an Iron age hearth but this will be re-buried after noting where it is; Landscape/Green Infrastructure – we received some assurances that plantings would protect residences from public approach where they were adjacent to new landscaped areas, plantings will be as large as possible initially but there is a trade off as establishment of good root systems is better for smaller plants; Non-Motorised Users – we have requested that a multi-user route be added crosswise between Park Pale and Crabbles Bottom, through the new landscaped area (but away from the local properties).
 - Legacy and Benefits: We requested a meeting about this due to general confusion about what these are, and the origin and status of the projects have already been included. Some of the projects relate to wishlists from areas not directly impacted by the LTC, or items that are already funded by other routes. The meeting was quite frustrating as some of the discussion went round in circles. Mrs Lindley will circulate the documents sent out by HE for all to review and invited Councillors to put forward proposals. HE have some monies that can be allocated anyway plus there should be some more much later through the LTC project itself. Mr Rea had previously suggested Allotments, which we had put into the Consultation representations previously submitted. Mrs Lindley said that we need to be careful that nothing should be subtracted from the mitigation land. There was discussion that GBC are responsible for providing Allotments and have land in their ownership in the area, as do KCC. Mr Lane reported that Gravesham are known to have a deficient supply of Allotments. Mr Rea also suggested some more gateway signs in Shorne West and Thong.
- London Resort Development Consent Order – There is a delay as they have to submit more documents following the Site of Special Scientific Interest classification.

43. Outside Parish but with impact: Nothing new to report

Highways:

44. Accident reports: There was a near miss that was reported today on Facebook at the junction where Woodlands Lane meets Tanyard Hill, a vehicle exited Woodlands Lane without stopping. The white lines could do with being refreshed and Mr Lane suggested that we might need Kent County Council to paint Give Way/Slow signs on the road in Woodlands Lane.

45. Traffic monitoring, Speedwatch, Lorrywatch:

- Speedwatch sessions were carried out on: 9th April AM, traffic heading West – two vehicles were detected which were first reports; 23rd April PM, traffic heading East but a car was parked outside No1 Ridgeway Bungalows causing all traffic to slow down so no offences were detected; 14th May, nine offenders were recorded of which eight were first reports and one will be sent a letter. There was also one that was driving so fast that the registration plate could not be ascertained.
- Speed Indicator Device. The movable electronic sign is to be moved to Tanyard Hill on Saturday 29th May 2021.
- Lorries – several were reported on Green Farm Lane, the Parish Council is very grateful to the parishioner who undertook the surveys. ACGoatham had three lorries detected on 6/5, and Shaw Haulage had one on each on 29/4 and 5/5. The Parish Council has written letters to the companies concerned and the Police are being involved as well. Some of the lorries were delivering to New Green Farm and some were going to Apex Business Park in Queens Farm Road.

46. Road condition/highways issues and Hazards:

- Forecourt of shops in The Street – there is no progress on this at the moment., as apparently it is the tenants that need to maintain the forecourt and the Agent is reluctant to ask them until trading is more back to normal.
- Former disabled bay in Crown Lane - this was removed by Gravesham Borough Council as the person it was put in for no longer lives at the property concerned, which meant that it could not be enforced. Mrs Lindley confirmed that if a resident is disabled then they can apply to have one but we cannot have general use disabled parking bays as we do not have a controlled parking zone.
- Drain blockage again Tanyard Hill - this has been reported on the KCC website.
- Hedgehog warning signs - a discussion was had regarding this further to requests by parishioners. There were concerns about the amount of signs we would need if all hazards were to be identified to drivers, versus need to minimise street clutter that could distract or adversely affect people's driving view. There is no evidence of a particular problem such as multiple animals being killed in one particular location or any hazards being caused to drivers so it was considered that official signs could not be justified at present. However, individual residents can place commercially bought signs in/on their own property/garden if they wish.
- Hedges at Bowesden Lane by See Ho - This was raised with Kent County Council, however at the moment the hedge is satisfactory as it had been cut back by a local resident. The trunks of the hedge trees are encroaching slightly on the roadway. It will be reported again should there be a future problem.

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

- Forge Lane yellow lines – These have been installed but the length in Cob Drive is longer than we had expected. It conforms with the wording of the Traffic Regulation Order but not the drawings, but KCC are satisfied that the installation is correct. The length does mean that when vehicles are queuing to exit Cob Drive they do not block the whole carriageway, which in turn prevents traffic backing up into Forge Lane.

48. Feedback from GBC/KCC Joint Transportation Board and KCC Highways:

- Joint Transport Board - Mr Lane attended on the 25th May, no officers from Kent County Council attended the meeting.
- KCC Highways – the next zoom meeting will be on 11th June, which will discuss the Highways Improvement Plan, which includes Hayes Terrace. A separate information document has been compiled and sent describing the problems and detailing how the road layout had changed over time.
- Highways Steward – Ben Platt has been transferred to Ashford, no specific named person replacement has been notified to us and, when Mrs Lindley enquired who will be looking after the area, she was told by Kent County Council that various people will just cover as required.
- Village sign location update - Claire Venner attended for a site visit on Friday 21st May with Mrs Lindley to look at general road safety concerns, she had a few suggestions about how this could be improved. Mrs Lindley will send a note to Miss Clifton about the part of Shorne Common Rough between two footpath. Ms Venner is doing a report on possible proposed improvements in the area. There are a few white lines that need repainting as they are very faded now, including the double white lines that are in the middle of the road near the junction of Woodlands Road and Brewers Road, which presently can barely be seen at all. The Village Sign will be situated by the end of Shorne Recreation Ground nearest to Puckle Hill. It might be possible to have another large sign at the corner of Shorne Common Rough saying “Shorne Village, please drive carefully” and with a pointer both ways.
- Bollards outside Country Park entrance to protect footway from parking – awaiting installation, this is taking longer than we expected but the order has been placed.
- Pear Tree Lane 30mph speed limit reduction – 30mph signs were missing at Higham crossroads, this is due to the delay in getting the signs produced but Kent County Council are aware of the deficiency and the signs will be installed as soon as they arrive. Mr Lane thinks they have now been installed.

49. Open Consultations: There is a Councillor numbers Review of Gravesham Borough Council, overall total numbers will be a cut from 44 to 39 and this could then impact on ward boundaries. The consultation runs until 2nd August 2021. Mrs Lindley also reported that in the supporting documents it states that the voting population for Shorne will increase by 200 by 2027, also similarly with Higham population increasing by about 2000. This seems to imply housing development.

50. Closed consultations/for information: None to report

Any other business:

51. Matters raised by Members, or from other Committees being discussed for convenience:

- Abandoned Car, Swillers Lane: Mr Theobald reported that a Parishioner had reported to him that a VW Passat car has been abandoned in Swillers Lane, it has a flat rear tyre and it is not taxed, Mr Theobald has reported this to Kent County Council, and Gravesham Borough Council.
- 1 Tanyard Hill – discarded materials in front garden: Ms Franks thanked Mr Lane for his action regarding rubbish in the front garden of 1 Tanyard Hill.

52. Matters raised by attending Parishioners

- Mrs Purdy raised concerns about the amount of traffic and its speed through the centre of the village, and the road markings that are fading on Forge Lane which she has reported to KCC. She expressed concern that vehicles meet head-on on the bend. There was discussion about whether the markings are faded or are no longer applicable. Mr Theobald reported that the Council's understanding is that the original centre lines are no longer valid as the road is too narrow. Mr Theobald responded with regards to Forge Lane, we had previously been informed by KCC that the road is too narrow to reinstate road markings there as the regulations have changed in the last few years regarding the width of the road and whether centre road markings are possible.

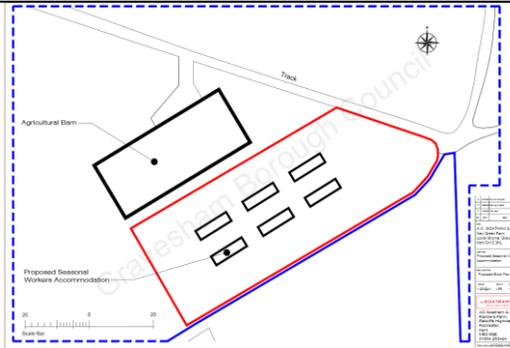
The meeting ended at 21.10

Signed Mrs Lindley:..... Dated:.....

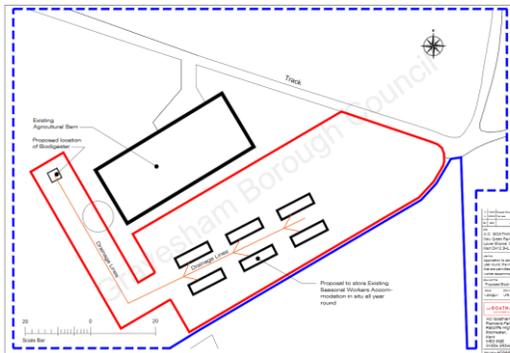
PLANNING APPLICATION representations from 4th March 2021 to 20th May 2021:

Ref	Address	Description	SPC Submission
<p>20210203</p> <p>Refused</p>	<p>The Cottage, 19 Burdett Avenue, Shorne, Gravesend Kent DA12 3HP</p>	<p>Demolition of the garage and erection of a two storey side extension.</p>	<p>This application is similar to Ref 20210004 which was withdrawn except that the side extension is narrower. Our comments/concerns remain unchanged:</p> <p>1) Design: This property is an “Art-Deco” design, the only one in the area. Side extensions are usually required to be subsidiary so set back a little as presently shown on the plans, but in this proposal the roof height is not also subsidiary. Consideration could be given to either:</p> <ul style="list-style-type: none"> • For the roof height of the extension also being lower (if internal ceiling heights allow) • Only for this individually designed house, to have the side extension the same height and flush with the front of the house plus re-centring of the upstand on the front brick parapet. This would however further reduce the site depth available for parking (see next point). <p>2) Parking: The existing garage is long but very narrow (about 2.4m wide internally) which would not suit most modern cars, however there is still a theoretical loss of parking provision on the site. The house is built close to the roadway with very little depth in front of the garage even at present, only allowing space for one small vehicle. The proposal is for the house to have 5 bedrooms so a plan needs to be submitted showing that an appropriate number of parking spaces are to be provided on site. Burdett Avenue is very narrow so overhanging of the pavement by vehicles and on-street (or rather half on the pavement) parking can cause considerable problems and annoyance to other residents. (Sent 11/3/21)</p>
<p>20210236</p> <p>Withdrawn</p>	<p>Ringland Pear Tree Lane Shorne Gravesend Kent DA12 3JS</p>	<p>Variation of condition 2 of planning permission reference number 20180629 for the erection of part two storey and part single storey extensions to north and south side elevations alterations to door and window openings and new window and door installation, alterations to roof eaves and verges and formation a front gable alterations to porch and new cornice, fascia and perimeter detail, new render finishes and detailing to allow the removal of drawing no. 15031-01 Rev. R proposed layout and elevations for drawing no. 15031-01 Rev</p>	<p><i>Variation of condition 2: specification of roof tiling (grey slate), no comments needed</i></p>

		.S proposed layout and elevations for the pitched roof covering.	
20210251 Permitted	9 Burdett Avenue, Shorne, Gravesend, Kent DA12 3HP	Erection of front porch, alteration to front elevation, installation of a new window on west side, alterations to rear elevation, addition of new balcony and extension of rear dormer.	The Parish Council has no objection in principle to this proposal. The neighbouring properties extend further back than No 9 and/or have been extended so the proposed balcony will not lead to overlooking. The proposed additional side window is a bathroom so should have obscured glazing and only be top opening above 1.7m from the floor. Our only concern is that the front porch as proposed will project 1.1m from the front of the house. As the property is built quite close to the road this could adversely impact the on-site parking – Burdett Avenue is very narrow and on-street/pavement parking can cause problems. (Sent 15/3/21)
20210007	Park Farm House, Bowesden Lane, Shorne, Gravesend Kent DA12 3LA	REVISED Erection of dwellinghouse and associated landscaping, access and parking provision on land adjoining Meadow Cottage.	<i>(Only change is revised description, assessed reps remain valid as submitted)</i>
20210164	Greendale, Queens Farm, Queens Farm Road, Shorne Gravesend Kent DA12 3HU	REVISED APPLICATION FORM Proposed summer house/out-building.	<i>(Only change is revised application form, assessed reps remain valid as submitted)</i>
20210275	New Green Farm Land, Lower Road, Shorne, Gravesend Kent	Application for change of use of land for the over winter storage of caravans and the provision of associated operational development following the approval of the Certificate of Lawfulness 20200457.	The Parish Council OBJECTS to this application for the following reasons: 1. Incorrect process: <ul style="list-style-type: none"> The application is for a change of use however comparison of the present application block plan with that approved under LDC 20200457 shows that the area of land under discussion is different and extends outside the previously agreed limits. Block Plan permitted under LDC 20200457:



- Block Plan for present “Change of Use” application 20210275:



- The proposals are more than a change of use, so full planning application is needed.
 - The nature of any changed use also needs to be clarified as the application title says “change of use of land for the over winter storage of caravans” but the Supporting Planning Statement Point 6.5 says “The change of use of the land from agriculture to a mixed use for residential use for seasonal workers and for the storage of mobile homes...”. Storage of caravans beyond the 6 to be occupied should not be permitted.
2. **Engineering works – Packet Plant:** The installation of a packet plant is engineering works so full planning permission is required. We note that Point 1.6 of the Supporting Planning Statement refers to “an upgraded packet plant”, with the implication that there is one already on-site. The location and use of this needs to be clarified.
 3. **Associated operational development not specified:** We note that the title of the application refers to “the provision of associated operational development” but the components of this need to be more clearly specified. From the Supporting Planning Statement this appears to include the provision of hardstanding under the caravans,

			<p>which is also engineering works (see point 2 above).</p> <p>4. Omitted information: We refer to our previous representations under 20200457. There remain a significant number of aspects of the applicant’s proposals that have not been detailed such as parking for caravan occupants, hours of work, stacking height of fruit crates, limiting of noise causing activities, external lighting, routes of HGV access, electricity and potable water supplies to the caravans, communal staff facilities etc.</p> <p>5. Missing plan: Plan reference ACG&S-NGF-871 mentioned in Point 1.9 of the Supporting Planning Statement was not available on the GBC website.</p> <p>We also wish to make the following points:</p> <p>6. Leaving caravans in place over the winter: On balance, leaving the caravans in place for the three months that they cannot be used may be less disruptive to the local area than having them removed and then reinstalled, so the Parish Council does not object to this aspect of the proposal. However, occupation should still be seasonal so conditions/narrative should be attached limiting the months of occupation/use. Clarification is also needed as there is different wording in the text and in the new version of the staff tasks Table as on page 15 of the Supporting Planning Statement, this shows winter occupancy only falling to 1/3 of maximum at the lowest.</p> <p>7. Future seasonal staff numbers: As we pointed out previously, the supporting statement indicates that the 6 caravans accommodate a total of 24 employees, sufficient up to 2021 but 105 staff will be needed by 2025. Consideration should be given now as to where these future staff will be accommodated. We note also that Point 5.1 of the Supporting Planning Statement refers to the New Green Farm caravans as providing “...accommodation for the workers required to serve the overall business...”. These would appear to be further additional occupants.</p> <p>8. Repositioning of the caravans: We note the slight repositioning of the group of 6 caravans</p> <p>9. Wastewater/foul drainage treatment plant:</p> <ul style="list-style-type: none"> • As it was predictable that this would be needed the Parish Council has no objection to this part of the proposal however the Environment Agency should be consulted about the suitability in this location and any issues over wastewater treatment and the water run-off from the unit. • We note that desludging is required three times per year. • The capacity of the proposed installation is not stated and this should be clarified as it does not need to be any larger than appropriate for only 6 caravans. • No drainage link is shown to the barn building so it should also be clarified as to what staff facilities there are in the barn and how foul drainage for these is presently being achieved. • It needs to be clarified whether the plant is proposed to be as an above ground or below ground (preferable) installation.
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20210132	Woodlands, Gravesend Road, Higham, Rochester Kent ME3 7EQ	Erection of single storey rear extension and hip to gable end loft conversion with installation of front and rear dormers and balcony.	<p>Thank you for asking for our opinion on this application – the property has a large curtilage and is located on elevated ground within Higham Parish but has impact on Shorne Parish immediately to the south and further west. The Parish Council has no objection in principle to this proposal but has the following comments:</p> <ul style="list-style-type: none"> • The proposal will raise the roof height of the eastern part of the property to being level with the western part, having some increase in bulk and affecting the street scene. • The proposal introduces balconies on the western and rear elevations, the latter at loft level. These could make neighbours feel overlooked and losing privacy. • The house will have 6 bedrooms. On-site parking availability appears adequate however a parking plan should be submitted. • The rear extension appears to be extending behind part of a previous side extension. <p>(Sent 5/4/21)</p>

<p>20210286</p> <p>Permitted</p>	<p>16 Davys Place Gravesend Kent DA12 4DL</p>	<p>Erection of a front porch with pitched roof</p>	<p>The Parish Council has no objection in principle to this proposal to install a front porch with pitched roof. The proposed structure protrudes 1.5m in front of the building but would appear not to significantly affect parking on the site. (Sent 5/4/21)</p>
<p>20210354</p> <p>Permitted</p>	<p>28 Marling Way, Gravesend, Kent, DA12 4DN</p>	<p>Demolition of conservatory and erection of a ground floor rear extension to form kitchen and bedroom and conversion of garage into a bedroom with shower.</p>	<p>The Parish Council has no objection in principle to the proposed alterations but has the following comments:</p> <ul style="list-style-type: none"> • The property is a semi-detached, single storey bungalow. The proposal adds a full width (approximately 11.5m wide by 4.7m deep) rear extension in place of the existing part-width, 2.5m deep conservatory. • The flat roof is shown being higher than the eaves of the existing house. • There will be a small impact on No. 30 which is set at an angle to No. 28 but on higher ground. • The extension appears to come close to the boundary with No.30. There is already a structure at No. 30 which appears to touch their boundary. • The window of the bathroom should also be obscure glazed and only top-opening. • Loss of the garage leads to at least theoretical loss of one parking space, leaving just two tandem spaces. The house will have three double-bedrooms so a parking plan should be submitted showing that on-site parking provision will be sufficient. • The ground floor plan does not show replacement/bricking up of the former garage door. <p>(Sent 9/4/21)</p>
<p>20210360</p> <p>Permitted</p>	<p>8 Calderwood, Gravesend, Kent, DA12 4QH</p>	<p>Erection of a two storey rear extension, conversion of part of the garage into habitable rooms and internal alterations.</p>	<p>The Parish Council has no objection in principle to this proposal, subject to there not being significant and valid objections raised by neighbours. However we also have the following comments. The property has an existing small rear conservatory and the proposal is to instead make this a two-storey solid structure. It will be located close to the boundary with No. 9, to which it will be quite dominating due to the difference in ground levels of the two properties. The number of bedrooms will be increased from three to four, and losing the garage results in the loss of one parking space. There will remain one defined space, which might accommodate two vehicles if the access path is also used but otherwise the frontage of the property is small. A parking plan should be submitted showing how sufficient parking for a 4-bedroom house will be provided on the site, as the immediate area is difficult and competitive for on-street parking. (Sent 9/4/21)</p>

<p>20210368</p> <p>Certificate Granted</p>	<p>Courtlands Gravesend Road Shorne Gravesend Kent DA12 3JR</p>	<p>Application for Lawful Development Certificate for the proposed erection of three outbuildings incidental to the main dwelling, single storey side extension, two storey rear extension and construction of a swimming pool.</p>	<p>The applicant previously applied for, and was permitted, an LDC (Ref 20200211) to build two large outbuildings, one including a partially internal swimming pool.</p> <p>This was followed by application ref 20201375 which altered the positionings on the site and enlarged the outbuildings, made the pool fully open air, and added a garage building and extensions to the main house. The Parish Council did not object to the application but it was refused by GBC, principally due to the proposed extensions to the house.</p> <p>This present application 20210368 repeats some of the changes previously requested in application 20201375, slightly repositions the proposed garage and has alterations to the previously proposed extensions to the house. Accordingly the Parish Council has the following comments, comparing 20210368 to 20200211:</p> <ul style="list-style-type: none"> • The outbuildings now all have tiled, pitched roofs, which are more in keeping with the area. • The plans do not show any exterior lighting, which requires clarification. • There appears to be a very extensive paved area, enlarged compared to recent aerial views, and this also requires clarification. • The overall layout of the site is improved and, excepting the office/games/craft building, which remains distant from the house it is supposed to serve, and will have greater landscape impact, is more compactly arranged on the site. <p>1) Extensions to the main house: The house has previously been extended on the east side, with more than doubling of the original the floor area. This proposal is for a single storey side (western) extension and a two storey rear (southern) extension. Both of these further extend the original house but could otherwise be permitted development. We note that there are stated to be 5 occupants of the house but the number of defined separate bedrooms are being reduced from four to three.</p> <p>2) Three bay car port: The house previously had a large garage built behind (south) the house. The new structure is to the east of the house and level with it on the site, which is a more practical location. It measures 10.5m by 6.5m by 4m high. The old garage is to be used for storage.</p> <p>3) Swimming Pool: This was previously partly internal in the pool building. It is now fully open-air and has been turned by 90 degrees. The size has been increased by 33% from 12m by 4.5m to 12m by 6m, plus surround and steps. The pump and filters are now to be located in part of the former garage building.</p> <p>4) Pool Building: This is now to the east of the reorientated pool, the size has been increased by nearly 10%, from approximately 19m by 8m to 19.6m by 8.5m externally by 4m high. It has a shallower roof pitch than the other buildings.</p> <p>5) Office/games/crafts building: This has been moved westwards on the site level with the “stable” however in its new position it is likely to have greater landscape impact. It remains quite distant from the house. The size has been increased by approximately 6%, from approximately 22m by 5m to 17.25 by 6.75m externally. The roof ridge is shown as 4m high with a 27 degree roof pitch. The building will seemingly only require an electrical supply as no other utilities are suggested on the plans.</p>
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			<p>As before, we request that a paragraph should be included in any decision notice stating clearly the limits of the scope of the Certificate, i.e. that the Certificate conferred only covers what has been applied for and that the outbuildings therefore: are only annexes to the Courtlands house; cannot be used for residential purposes or as separate dwellings; cannot be joined together; cannot be subject to any change of use or used for any commercial purpose; cannot be repositioned or extended; and the pool cannot be enclosed. Any of the forementioned would require a further planning consent.</p> <p>It should also be reiterated on any permission that this new application Ref 20210368 replaces the permission previously given under Ref 20200211. (Sent 13/4/21)</p>
20210376	Starwood Pear Tree Lane Shorne Gravesend Kent DA12 3JU	Application for a Lawful Development Certificate in respect of the existing use of land and extent of dwelling curtilage for residential purposes, falling within Use Class C3 of the Use Classes Order 1987 (as amended).	<p>The Parish Council OBJECTS to this application and has the following comments and reasons:</p> <p>Application type: The Parish Council questions whether a Lawful Development Certificate is the correct application type for what is proposed. The application appears to be trying to combine two different application types into one and does not state clearly what use is taking place that the applicant considers evidenced as lawful. We consider that a full planning application is instead required, particularly so that Conditions can be attached.</p> <p>Inadequate drawings: A detailed drawing is needed showing the area(s) of land and/or the exact building(s) for which the changes of use are proposed.</p> <p>Recent building without planning permission: We note that a very large structure labelled a “hay barn” has been built transversely across the northern part of the Starwood plot, from aerial view dates this seems to have been constructed between May 2018 and April 2020. This structure does not have the benefit of any form of planning permission.</p> <p>Other structures: We note that some other outbuildings on the properties are in fact built on the adjacent land and not the site of Starwood itself, so also do not have planning permission.</p> <p>Green Belt and Backland development: The plot is located in the Green Belt, where new buildings and residential dwellings would not normally be permitted, except under “very special circumstances”, which have not been demonstrated.</p> <p>The northern part of the Starwood plot is backland, behind the normal building line of development, where development would by definition be undesirable as there would be adverse effect on the openness of the Green Belt through encroachment.</p> <p>Land Registry plans:</p> <ul style="list-style-type: none"> • We note that there is only one Land Registry title for the entire Starwood site:

H.M. LAND REGISTRY			TITLE NUMBER	
PLAN REFERENCE	COUNTY	SHEET	K 424735	
PLAN REFERENCE	KENT	QUANTILE SYSTEM	TQ 4973	1st Edition
Scale 1:1000 (Imperial) 1:1250 (Metric)				



- The applications supporting statement also refers to the Land Adjoining Starwood, this is in the joint ownership of the applicant's three children, since 2011:

H.M. LAND REGISTRY			TITLE NUMBER	
PLAN REFERENCE	COUNTY	SHEET	K 654169	
PLAN REFERENCE	KENT	QUANTILE SYSTEM	TQ 4973	1st Edition
Scale 1:1000 (Imperial) 1:1250 (Metric)				



- It has now become apparent that there has been extension westwards encroaching onto the adjoining agricultural land – see comments below regarding previous planning applications.

History of the plot/previous planning applications:

- The original plot of agricultural land, a long narrow shape with a bend in the middle, was sold off in 1938 as K424735 by the Cobham Hall Estate with permission to build one house.
- The December 1940 aerial view shows the plot as unseparated agricultural land.



- The December 1960 Aerial view shows a building with chimney and dormers and with the entire rest of the site (both in front and behind the house/barn, which was set well back) as orchard. The plot appears at that time to perhaps be an agricultural smallholding.



- In December 1990, when next clearly seen, the aerial view shows that the southern part of the plot has become residential in appearance and the house has been extended northwards and single-storey westwards to the boundary. The northern part of the plot is divided off, at least functionally, and a few small structures can be seen. The track remains just to the west, over the boundary, with fencing on both sides.

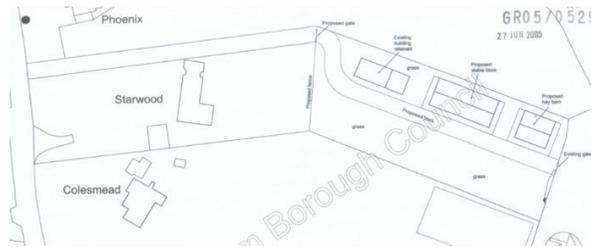


- The house was extended westwards at two-storeys by a previous owner. This appears to relate to permitted application 19910714 in which the curtilage is first shown incorrectly including the land of the track that is actually on the adjoining land K654169.
- Aerial view in December 2003, the eastern fence line has been removed.



- Application 20010321 referenced does not seem relevant to this application.
- The present owner appears to have purchased the Starwood property in 2005 and has since then submitted several planning applications relating to the northern part of the plot together with the adjacent access track, and the southern part of the adjacent access track.
- Application 20050529 is particularly noted as the southern part of the proposed driveway is in the location of

the historic K654169 track. The new barns and diverted track in the northern part of the plot were not built and this permission would have lapsed in 2016. Although the application referred to the land as residential that does not appear to be the case, as also evidenced by this present application which would not otherwise be needed.



- In 2013 and 2017 (20130450 and 20171122) the applicant successfully applied for a new vehicular access onto Pear Tree Lane. In retrospect these applications both had incorrect land ownership plans and seem to show the new driveway straddling the boundary between Starwood and the adjoining land.
- 20210376 (this application), the southernmost area of the northern half of the plot referred to as grass includes a number of mature trees and does not appear to be primarily grass on the latest aerial view.

Proposals are for Change of Use: The present proposals appear to be for two changes of use:

- Change the classification of northern part of the plot (“the subject site” in point 3.4 of the supporting statement) from agricultural/equestrian to residential curtilage, however the plans also include part of the land adjoining.
- Citing Class C3 of the Use Classes Order 1987 (as amended) apparently to allow dwelling use of unspecified outbuildings. Class C3 has several subsections but they all appear to relate to change of use of an existing dwelling house, which is not the case in this situation.

In summary, a number of problems exist with this application:

1. The applicant does not hold ownership of the entire plot of land that is the subject of the application, the narrow strip on the western part that was previously a track belongs to his children under a different Land Registry title. There is some confusion about this in different parts of the supporting statement.
2. The southern part of the plot is of ample size, there is no amenity need for enlargement of the residential curtilage of Starwood.
3. Applications submitted since 1991 have been based on incorrect plans, so may be void and a new application

			<p>required with the correct land ownership information. However arising, errors initially made by the previous owner have been compounded in later applications. This situation needs to be regularised by the registering of new and correct plans, perhaps by transferring the title of the track from the adjoining land to Starwood itself, followed by change of use applications for the former track. These may be legal matters rather than planning matters and it is not clear why they were not addressed prior to the land adjoining being transferred in June 2011 (which is also noted to be less than 10y ago).</p> <ol style="list-style-type: none"> 4. In the 2005 application for a stable, the applicant referred to the northern part of the plot as residential however that was incorrect, in part evidenced by the present application for change of use. 5. Buildings have been constructed on land which is part of the land adjoining Starwood, therefore without planning permission. 6. A large “hay barn” has recently been built on the northern part of the Starwood plot without planning permission. This further confirms the agricultural/equestrian nature of the land and the closer functional relationship with the land adjoining Starwood than that of Starwood itself. If the land is not agricultural/equestrian then a “hay barn” related to the adjacent field cannot be permitted development on the Starwood plot. 7. We note that there is now no defined access from Pear Tree Lane to the bulk of the land adjoining Starwood including to Starmore Wood. The “hay barn” and the other buildings together now appear to block vehicular access. 8. A sand school/menage has been constructed in Starmore Wood without planning permission, first visible in the 2011 aerial view and subsequently enlarged. 9. Clarification is needed as to whether any of the buildings on the northern part of the plot are being used as dwellings without planning permission. 10. We note that two Appeal decisions are referenced in the supporting statement but the exact relevance of these to the application has not been made sufficiently clear. 11. The application lacks detail about the exact nature of the Class C3 use that is being claimed. Class C3 use refers to change of existing residential use of a dwelling and permits change to allow unrelated groups of residents to live together as a family, e.g. living together in a care situation that is like a family unit such as “Care in the Community” instead of in a residential institution. It does not e.g. permit related family members
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			<p>to live together in a non-residential building.</p> <p>12. Re-classification of the northern plot of land as residential curtilage does not seem justified.</p> <p>13. If permitted this application would set a negative precedent in the area.</p> <p>14. If permitted, then Permitted Development Rights should not be extended to the northern part of the plot or the access track part of the adjoining land.</p> <p>15. If permitted, Conditions should be applied that the existing buildings on the northern part of the plot are only annexes to Starwood house, cannot be used residentially and cannot become separate dwellings.</p> <p>(Note: The Solicitor's letter referenced under point 5.3 of the supporting statement has not been made available to us) (Sent 22/4/21)</p>
20210416	The Cottage, 19 Burdett Avenue, Shorne, Gravesend Kent DA12 3HP	Demolition of existing outbuilding to side and erection of a single storey side extension with 3 sky light windows.	<p>The Parish Council has no objection in principle to this application, subject to there not being any valid objections from neighbours, however we have the following comments:</p> <ul style="list-style-type: none"> • The property has an existing "lean-to" conservatory structure which this will replace. • The proposed side extension extends beyond the original rear wall of the house. As the proposed extension also has a "lean-to" style roof proposed, this means that a new eastern wall is needed to serve the rearmost portion of the side extension, which creates an incongruous appearance. It would be better, if to be this roof style, for the side extension not to protrude beyond the original rear wall of the house. • In view of the "Art-deco" style of the building, which features flat roofs, it would be more appropriate if the side extension also had a flat roof with parapet, similar to the original garage on the other side of the building, the same parapet height and with the front walls level. That would improve the appearance and also the compatibility with the existing rear extension. Flat rooflights could be used. • The proposed side extension, if flat roofed, could possibly extend back to line up with the rear wall of the existing previous rear extension. <p>(Sent 13/4/21)</p>
20210421	2 Wykeham Close Gravesend Kent DA12 4QL	Application for a Lawful Development Certificate in respect of a proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms, with installation of 4 no rooflights in the front roof slope.	<p>The Parish Council has no objection in principle to this application, subject to there not being any valid objections from neighbours, however we have the following comments:</p> <ul style="list-style-type: none"> • We note that another property in the area has had a loft conversion with a rear box dormer however none appear to have installed rooflights on the front elevation. • The proposed rear windows in the box dormer are too large in all dimensions and could cause overlooking and loss of privacy, they should instead be similar in size and position to those on the existing first floor. The property is adjacent to and overlooks the Michael Gardens play area. • The central window of the rear dormer for the new en-suite bathroom should have obscured glazing by condition and the window should only be top opening above 1.7m. • We consider that having 4 rooflights at the front is too many as it will be detrimental to the street scene, so

			<p>request that this aspect should be reviewed. Two, or three at the very most, should be sufficient if actually needed. The rooflights should be evenly spaced.</p> <ul style="list-style-type: none"> • The house will potentially have six bedrooms which seems excessive for the size of the plot and given that the garden has already been reduced in size by the previous rear extension. • The property appears to have parking for only three vehicles, which may not be adequate for the number of bedrooms. <p>(Sent 11/5/21)</p>
20210451	Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN	Retention of barn.	<p>The Parish Council OBJECTS STRONGLY to this application and has the following reasons/comments:</p> <ol style="list-style-type: none"> 1) Retrospective Application: We note that regrettably this application is retrospective. 2) Incorrect site plans: The site plans accompanying the application and reproduced within the supporting statement are incorrect. 3) Title of Application: Although entitled “Retention of barn”, the original agricultural barn was demolished by the applicant. Rather than a like-for-like replacement, instead a new two-storey building with 30cm thick (assumed cavity wall) walls and expanded, multiple functions has been erected in its place, on land that at the time was not classified as residential curtilage. 4) Specific objection to two-storey structure: We PARTICULARLY OBJECT to there being a two-storey structure erected in the Green Belt where new buildings would not normally be permitted unless there are very special circumstances, which circumstances do not appear to exist. The intention of the Green Belt designation in this location is to preserve openness. 5) Appearance of building: If there had been a proper, advance planning application for this building then wooden windows would have been required rather than U-PVC as installed. 6) Ancillary building remote from parent house: The building is located distantly distance from the residential dwelling that it is supposed to serve so does not appear to be well located for its declared ancillary purposes. 7) Detrimental to local area character: The proposal is detrimental to the character of the east side of Tanyard Hill in this area where there are only three, widely separated large houses in large curtilages. The building has been placed close to the southern neighbour at Overblow Lodge. 8) No prior planning permission for a barn: The original barn structure did not have explicit planning permission. Photographs of the original barn and the storm damage have not been provided but it was believed to have been a standard temporary wooden panelled building with a corrugated/sheet metal roof, i.e. definitely agricultural in

			<p>nature. At the time it was built the land it was built on was classified as agricultural/equestrian.</p> <p>9) Confusion caused by land reclassification: The application is complicated by the recent reclassification of part of the site (up to the paddock fencing) as being part of the residential curtilage. As the building is now on residential land it can only be ancillary residential accommodation to Tanners Grange. In that case storage of chemicals, equipment (3m wide double doors are noted), hay and feed for use on the remaining adjoining agricultural/equestrian land is not an acceptable use for a building located on a residential curtilage.</p> <p>10) Current and proposed use of the building needs to be clarified: A small hay drying room is shown on the ground floor but the building is not suitable in design or ventilation for that purpose. A timber staircase is shown rising over the hay drying room but storage of wet hay could result in combustion so the staircase should be metal as well as being enclosed and having fire doors at both ends. The first floor has rooms labelled office, playroom (2.3m square), gym and gym store. These are not “barn” uses. The purpose of the “gym store” requires clarification. Gym equipment is bulky and heavy so would be physically difficult to move up the stairs. Any business use on a residential curtilage must take traffic generation taken into account. A large log store is shown but the property as a whole does not include any woodland for coppicing. No porches are shown.</p> <p>11) The services to the building need to be clarified: The building is not shown as having any water supply or foul drainage. There is assumed to be an electricity supply but otherwise no means of heating is shown. The building has a downpipe draining the roof but no soakaway or other drainage is shown on the plans. No exterior lighting is shown.</p> <p>12) Setting precedents in the area: Two-storey annexe buildings of this type have not been permitted elsewhere in the Parish/Borough and permitting this application could set a damaging precedent in the area.</p> <p>Conditions if permitted:</p> <ul style="list-style-type: none"> • Ancillary use only: If permitted despite our strong objections then we request that conditions should be attached stating that the building is only ancillary to Tanners Grange, preventing further conversion and extension or use as residential accommodation/for overnight stays or as a separate dwelling. • Withdrawal of Permitted Development rights: We also request that permitted development rights should be withdrawn for the whole site(s), i.e. both the western and eastern plots of land. <p>Other matters identified: As stated in our previous response, there are additional structures/changes on the site which were built by previous owners. These may be permitted development but that requires confirmation.</p> <p>1) Garage and associated flat: The garage has 5 dormer windows, the use of the first floor needs clarifying and</p>
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			<p>to have appropriate conditions attached to prevent use as a separate dwelling. The Estate Agents particulars (see captured photo below) accessed on-line referred to “extensive garaging with two-bedroomed flat”. This rebuilt structure (i.e. not the original building seen and permitted on the 1996 plans) was first seen on aerial views in May 2007, it was built behind the original approved position of the previously permitted garage.</p>  <p>2) Solid built stable building: There is an additional building west of the garage, which appears to be a stable block first seen December 2003. This also needs to be clarified and for conditions about residential use/conversion to be attached.</p> <p>3) Other stable/barn structures: There are two other structures east of the “barn” which require clarification.</p> <p>If retrospective Planning Applications are needed for the above additional buildings then we kindly request that as well as adding all appropriate Conditions, permitted development rights should be withdrawn for the entire site.</p> <p>(Sent 11/5/21)</p>
20210493	Daymer, Green Farm Lane, Shorne, Gravesend Kent DA12 3HL	Application for the approval of condition 3 attached to planning permission reference no. 20190668 relating to samples of all external facing materials	<i>(OK, nothing to say as approval of conditions)</i>

20210495	The Cottage, 19 Burdett Avenue, Shorne, Gravesend Kent DA12 3HP	Demolition of garage and erection of a single storey side extension and part single storey rear extension with additional off road parking to the front of the property.	<p>This application is for a single storey side extension in place of the existing garage, level with both the front and the previously extended rear of the property, flat roofed and repeating the feature roof upstand. There is an accompanying parking sketch.</p> <p>The Parish Council has no objection in principle to the proposal subject to there not being any valid objections from neighbouring/nearby properties.</p> <p>We have the following comments:</p> <ul style="list-style-type: none"> • There is a side window shown on the east side. While the existing garage has side windows and the adjacent part of the neighbouring property is also a garage, it appears to also have a side window so care should be taken over positioning of the new window and consideration be given as to whether for mutual privacy reasons it needs to have obscured glazing and be only top opening above 1.7m. • Expert input is needed over whether the on-site parking proposals are satisfactory. <p>(Sent 11/5/21)</p>
20210499	Bucklebury Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Retrospective application for erection of a single storey outbuilding to be used as a home gym.	<p>The Parish Council has the following comments on this application:</p> <ol style="list-style-type: none"> 1) We note that regrettably the application is retrospective. 2) The outbuilding has visual impact and impact on openness as it can be seen from the A226 Gravesend Road. The proposal to plant screening vegetation is noted and we request that if permitted this should be subject to a Condition. 3) The purpose of the building is stated to be as a home gym however it located some distance from the dwelling so does not appear to be well located for its declared purpose. 4) The building is large at 12.2m by 5.7m (excluding roof overhangs) and has a large projecting porch. The building size would seem to exceed the size required for the only stated use as a home gym. It has double doors at the front and multiple windows. 5) The building appears to be of a permanent type of construction with 30cm thick (? cavity) walls. It appears from the pictures to have air conditioning/air source heat pump, and possibly exterior lighting. No plumbing or surface/foul drainage is shown on the plans. 6) Paving slabs/floor tiles ready to be laid are noticed in the pictures as is some built fencing and walling. 7) The height of the building exceeds permitted development allowances. <p>If permitted we request that Conditions should also be attached confirming that the building is only ancillary accommodation to Bucklebury, and cannot be used for residential purposes or as a separate dwelling. We also request that Permitted Development rights should be withdrawn for the whole site and that Tree Preservation orders should be placed on all appropriate trees.</p> <p>(Sent 11/5/21)</p>
20210517	Rookfield, Lower Road, Shorne, Gravesend Kent DA12 3HR	The demolition of the existing garage block and the erection of a new garage block alongside the house.	<p>The Parish Council has no objection to this application, subject to there not being any valid objections from neighbouring/nearby properties.</p> <p>We request that conditions should be attached stating that the existing garage is to be demolished so cannot be retained and that the new garage building is only for the use of the Rookfield house, and cannot be used residentially or as a separate dwelling.</p> <p>(Sent 11/5/21)</p>

20210524	Courtwood Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Demolition of the existing single storey front extension and erection of a two storey front extension, erection of front entrance porch, erection of a single storey rear extension with replacement of projecting bay window at first floor and new pitched roof to existing kitchen window.	<p>The existing property is good sized on a large plot, set well back from the roadway. The house is set at 45 degrees to the road. There are no changes to the front boundary proposed.</p> <p>The Parish Council has no objections in principle to the proposed alterations which are generally in keeping with the existing house and the broader area.</p> <p>Suggested Conditions:</p> <ul style="list-style-type: none"> • The plot includes an area of woodland. Conditions should be attached to ensure that this is retained and a Woodland Management Plan produced if appropriate. Tree Preservation Orders should be made for all appropriate trees on the site. • The garage/poolhouse building is only ancillary to the house, and cannot be used residentially or as a separate dwelling. • Permitted Development rights should be withdrawn for the entire site. <p>(Sent 11/5/21)</p>
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