

SHORNE PARISH COUNCIL

**Minutes of the Parish Planning & Highways Committee Meeting held on
10th March 2022 in Shorne Village Hall**

PRESENT

Mrs S Lindley (Chairman)
Mr Bugg (Vice Chair)
Mr R Theobald
Mr R Hardy
Ms Clifton
Mr R Lane
Mrs L McCluskey

APOLOGIES

Mr C Rea
Mrs L Williams

In attendance: No Parishioners attended

127. To receive any declarations of interest for any items on the agenda

No declarations were made.

128. Minutes of the Parish Council Meeting held on 27th January 2022

The minutes had previously been circulated, with amendments and re circulated these were proposed by Ms Clifton and seconded by Mr Theobald, and all present approved.

129. Any Matters Arising from Minutes not covered in the Agenda.

The assessment of past planning application decisions needed to inform the letter to Wendy Lane at Gravesham Borough Council is still in progress.

Planning:

130. Report of Action taken under Standing Order 4(a)(ii), Schedule of Planning Applications dealt with by the Chairman in Consultation with Members (this was previously circulated and re circulated with the Agenda) – All were approved by members.

131. Planning Applications of note and Gravesham Borough Councils decisions:

Mrs Lindley reported on selected previous applications:

- 25 Coutts Avenue Shorne Gravesend Kent DA12 3HJ, which was proposed as 2x 4 bedroom, then 2 x3 bedroom and then again as 2x 4 bedroom has been approved.
- 1 Cheney's Cottages Thong Lane Shorne Gravesend Kent DA12 4AA have changed the proposed plans.
- I Genesta Glade front extension was refused.

- New Green Farm, managers house has been refused, decision report awaited.
- No decisions have yet been made on any of the planning applications on the current Table, and since then another 6 planning applications have come in and are awaiting comments.

132. Gravesham Borough Council enforcement updates: Mrs Lindley reported that she has received no updates received since last meeting, another topic to be included when writing to Wendy Lane.

133. Notices of Appeal:

- Mrs Lindley reported that Ewhurst, Bowesden Lane – the appeal has been dismissed.

134. Major Plans etc affecting the Parish:

- Gravesham Borough Council Local Plan – Mrs Lindley and Mr Lane attended a meeting on the 3rd March as they were invited by Gravesham Borough Council to engage with them regarding the local plan. GBC did a presentation about the Local Plan, the sites that they are putting forward are the same as were included in the Regulation 18 consultations. We have asked for the slides to be circulated but these have not been received so far. For Shorne they are only presently considering the two sites that are on the interactive map: west of Warmers Avenue and the small part of Shorne land which is part of the larger site east of the A289 opposite to Crabbles Bottom. They have not proposed anything as such so there was nothing additional to discuss, but we have put forward various points including that any development needs to match the needs and style of the local area. Mr Theobald asked when are they going to submit the Section 19 consultation, Mrs Lindley said they have not advised as of yet, but she believes it is July. Mr Lane commented that the area that they are proposing for Walmers Avenue is around the same size as part of Fairfields and Wickham in Shorne West.
- Lower Thames Crossing – Mrs Lindley, Mr Lane, Mr Theobald, Ms Clifton and Mrs McCluskey all attended the updated exhibition about paths which was held on the 3rd March. Mrs Lindley reported that NH have advised us they are doing noise and air quality monitoring; Mrs Lindey circulated the pictures of what these installations look like. Mr Lane requested for the data obtained to be shared with us but at present this has not been agreed however it would be in the published Development Consent Order. Mrs McCluskey reported that drawings at the exhibition were incorrect as they did not include the railway. NH were questioned again about the nature of Michael Gardens pathway.
- Mrs Lindley and Mr Lane attended the Teams meeting that was held today 10th March. Additional mitigation land requirements have been identified, this is due to the new regulations for compensation for nitrogen dioxide. It is not clear which land will be affected by this, NH are still in discussions with land owners about planned areas. The owners are having their plans for their land disrupted but at the moment NH are trying to reach a suitable agreement by negotiation. We also discussed the public footpaths and bridleway network and the need to make sure that it got extended to include areas like Court Wood and Great Crabbles Wood, where footpaths need to be designated. They will have to include all the above in their next mini consultation which is likely to be in May 2022. Due to some archaeological findings they have to alter the Shorne Ifield Lane area, and the remaining golf club land is now being incorporated.

- 135. Outside Parish but with impact:** London Resort – preliminary examination process for Development Consent Order to start 29th March, they had applied for another extension but this was turned down. The press reports that BBC and ITV have withdrawn from proposals. Part of their proposal was to expect a third of the parking to be at Tilbury and get a shuttle ferry across but with the Thames Freeport expansion proposals some redesign there is also needed.

Highways:

- 127. Accident reports:** No new reports

128. Traffic monitoring,

- a) **Speedwatch:** Ms Clifton reported that there have been 2 speed watch sessions:
- On the 24th February 2022, The Ridgeway had 4 cars which have been reported for speeding over 30 but under 40mph all are 1st recorded
 - The second session was carried out today again on The Ridgeway where 6 cars were reported and highest speed was 40mph, one will have a 2nd letter. Mrs Lindley thanked Ms Clifton and the volunteers for doing this.
- b) **Lorrywatch:** No new reports.

129. Road condition/highways issues and hazards:

- Woodlands Lane – Mrs Lindley reported that this has partly been resurfaced which is appreciated although not a very smooth finish.
- Tanyard Hill/Chestnut Green – Mrs Lindley reported that this has partly been resurfaced, the area all around the actual green is very good, but a section could not be done due to parked car impeding the area. The car owner has not been found and may have been abandoned it there, but it does have a MOT and Tax. Mrs Lindley will contact the new PSCO Kirsty to try to find the owner.
- Tanyard Hill hedge – Mrs Lindley reported that some cutting back has recently been done, although this is still infringing onto the highway, Mrs Poole will write to the occupier again asking for it to be cut back further towards their boundary as we are now in the growth season.
- Bollards, Country Park – Mrs Lindley has reported that a 3rd bollard has been demolished, KCC #621252, this is now under investigation on the website.
- Woodlands Lane – Mrs Lindley reported that there is a missing speed repeater sign outside Greenacres this has been reported to KCC #625633
- Children warning signs near Mill Hill playground – Mrs Lindley reported that Kent County Council has completed these and they have been put on the KCC verge by the east part of the Common however a resident has expressed concern that this may not be the best location, KCC have been asked to review.
- Forecourt of shops – nothing has been received, Mr Lane will write to the agents, asking for an update.

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

- a. Hollands close, school parking – Mrs Lindley has written to the school but has no reply, Mrs Poole advised that the head is now off on maternity leave and will get new contact details to pass on.

131. Feedback from KCC Highways:

- a. **Kent County Council Highways and HIP (Highways Improvement Plan)** – Mrs Lindley reported that there has been no new meeting held or scheduled, Mr Lane will write to them for a meeting.
- b. **Gravesham Borough Council/Kent County Council Joint Transport Board** – Mr Lane reported that the last meeting was held on the 9th March, and Mr Lane has informed them that he is resigning from this position with immediate effect. Mrs Lindley may be able to attend as they are now also on TEAMS. Mrs Lindley has asked if anyone has any suggestions to go on the next Highways Improvement Plan. We have done quite well on the whole, so the completed items need to be removed and any new things need to be added. Mrs McCluskey is still awaiting her sign for the Astra Drive sign with SLOW, despite being told it was being installed.
- c. **A2 T junction with Brewers Road** – Mrs Lindley reported that they have refreshed some white lines but what they have done is not very good, as they have carried these out despite the big pot holes. Mr Lane will follow this up, as he did raise it before with them.
- d. **New PCSO** – Mrs Lindley reported that our new PCSO is called Kirsty Lowe

Consultations:

132. Open Consultations:

Mrs Lindley reported that a new consultation has come in called: Kent County Council “Plan Tree”.

133. Closed consultations/for information:

Kent Minerals and Waste Local Plan 2013-30 Review – closed 09/02/2022, reviewed but no input was required

https://letstalk.kent.gov.uk/kmwlp/preview?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Public-consultation-on-refreshed-Kent-Minerals-and-Waste-Local-Plan&utm_source=ehq&utm_medium=email&utm_campaign=website

Any other business:

134. Matters raised by Members

- Mrs Lindley reported Mill Hill House, which is in the conservation area, has put in for Tree Surgery. There are 5 trees that they have marked and 4 need to come down due to being diseased, these are on our boundary to the property. They have suggested planting two apple trees in replacement but this is not replacing like for like in terms of the landscape effects.
- Mrs Lindley reported that a Parishioner has reported that there are continual cones outside of the property next to the Village Hall, Mrs Poole will write to them asking why are they there as they are obstructing the highway.
- Mrs Lindley reported that the white lines that have been repainted in Forge Lane are concerning as not properly placed and continued around the sharp bend where there are not actually two full lanes. She has been in contact with Kevin Gore at Kent County

Council, apparently there is a rogue contractor operating and he will investigate as he confirmed that lines should not be placed around narrow bends on lanes.

- Mr Lane reported that the next litter pick will be on 19th March, he has been issued 2 different colours bags now which are white for recycling and red for all rubbish.
- Ms Clifton, has reported again the big tyre by the Gateway sign at The Ridgeway as this has been there for some time.
- Ms Clifton also reported that there are also quite a few diggers operating in Warren Farm.
- Mrs McCluskey reported back from the Jubilee Committee which had their 2nd meeting today: The weekend will start with Thursday 2nd June 20.00 with hopefully a food van and drinks being served and the Beacon lighting on Shorne Common at 21.45. Friday will be a Dinner & Dance, starting at 19.00-23.00 with a 3 course meal and a band with a price of £50.00p/p. Saturday will be a Street Party with a possible road closure, from outside No 10 The Street to Butchers Hill, if this is not permitted then an alternative Street Party will be announced, there will need to be a small budget for food. There will be various activities in the Village Hall with the small hall for under 7's and the large hall for over 7's, with possible bouncy castle, gift bags for the children, again a small budget will be needed for this. To finish the weekend off it will be the Big Lunch picnic at Shorne Common, where we are hoping to have food vans, drinks and other stalls available. We are in talks with the School and Friends of Shorne School as well on how they can get involved, we are awaiting to hear back from the Scouts. The next committee meeting will be on the 24th March.

135. Matters raised by attending Parishioners - None attending

Date of next Parish Planning & Highways meeting – Thursday 26th May 2022 at 19.30

There being no further business, the meeting closed at 21.08

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

Table of Planning representations submitted from 20th January 2022 to 5th March 2022:

Ref	Address	Description	SPC Submission
20220033 Permitted	Highbank Mill Hill Lane Shorne Gravesend Kent DA12 3HA	Replace existing rear conservatory with a timber orangery.	The Parish Council has NO OBJECTION to this proposal, subject to their not being any valid objections from neighbours. We note that: <ul style="list-style-type: none"> The replacement orangery will have a higher eaves height, matching the previously permitted kitchen extension The lantern heights will be slightly lower than existing The raised decking at the rear is being extended A Juliette balcony is being introduced on the first floor however this should not cause or increase overlooking. (Sent 20/2/22)
20220048 Permitted	20 Dobson Road, Gravesend, Kent, DA12 5TE	Loft conversion to existing bungalow with front / side / rear dormers.	This property borders Shorne Parish, the boundary appearing to pass through the far (eastern) end of the garden. Shorne Parish Council has no objection in principle to the proposals subject to there not being any valid objections raised by neighbours. The loft conversion should not cause any mutual privacy or overlooking concerns. For privacy reasons, the first floor bathroom window on the side elevation should have obscured glazing and only be openable top hung and above 2m from the floor level. (Sent 24/2/22)
20220080 Permitted (slightly modified plans)	Land East Of The Old Parsonage Butchers Hill Shorne Gravesend Kent	Application for change of use from grazing land to agricultural building, comprising of the erection of an agricultural barn with yard, retaining wall and associated excavation works.	The proposal is to build a large and solidly built, traditional barn structure to serve the applicants land in Shorne. The land is presently farmed rent-free by a tenant who lives and farms mainly elsewhere (Hucking, near Detling). The Parish Council has no objection in principle to the proposal subject to there not being any valid objections from neighbouring properties and to our following comments. We would also welcome advisory input from the Rural Planning Adviser. Location and design: <ul style="list-style-type: none"> The proposed building is located in the Green Belt, adjacent to a Grade II* listed Church building and associated graveyard and the Grade II Old Parsonage, and to the Shorne Village Conservation Area. It lies behind residential properties. It is noted with thanks that the applicant had previously donated a piece of land north of the proposed barn to enable extension of the graveyard. The proposal requires engineering works part excavating and part building up the land to create a platform for the barn to stand on, which will increase the average height of the ridge line above existing ground level and hence any visual impact.

			<ul style="list-style-type: none"> • The design is sympathetic to the area and the orientation of the building appears satisfactory. <p>Size of barn and land area served:</p> <ul style="list-style-type: none"> • At 451 sqm internally, the proposed L-shaped barn is large in proportion to the relatively small area of farmland that it will serve (62 acres, 24 acres of which is woodland and 38 acres is grazing and cutting of hay). • Accordingly we must question whether the barn needs to be as large as proposed. • Externally the barn is approximately 35m long by 29m, final eaves height approximately 3m and ridge height 7m. The cross-section width is 9.2m. • No internal structure/subdivisions are shown but firebreaks may be needed. • The tenant also farms at Hucking. It is unclear whether all the types of equipment described are required for use on, and solely on, the land at Shorne. Clarification is needed as to whether the proposed barn will also be serving the tenant's other land so that in future equipment and feed etc stored at Shorne might be transported to and from, and then used at Hucking. <p>Structure:</p> <ul style="list-style-type: none"> • The underlying structure of the walls above the brick plinth is stated to be blockwork but not whether this is single or double skinned/cavity wall. • There is no cross-section plan showing whether there is any internal steel frame, rafters etc. <p>Ventilation:</p> <ul style="list-style-type: none"> • Although stated to be intended in part for storage of hay, haylage and animal feed, the design does not appear to include cross ventilation. <p>Services:</p> <ul style="list-style-type: none"> • The building does not appear to include any services other than an electricity supply for interior lighting. • No exterior lighting is shown. If exterior lighting/security lighting is intended it should not be on all the time at night as otherwise light pollution will be introduced into an area that is presently completely dark. • No water supply and sewerage need or provision is discussed or shown. • Intended surface water drainage arrangements such as soakaways need clarification. <p>Routine post-construction access:</p> <ul style="list-style-type: none"> • This is stated to be primarily across fields from the Woodlands Lane field gate entrance. An access plan should be provided and also an indication of the vehicles to be used and the likely number of traffic movements. <p>Standard Conditions to be Attached:</p> <ul style="list-style-type: none"> • We request that strong conditions should be attached to any permission that would prevent any
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			<p>modifications/alterations and extensions to the building and any future residential conversion.</p> <ul style="list-style-type: none"> As the barn is located close to residential areas, there should not be any change of use of the barn and immediate area to the keeping of livestock. No materials or equipment, waste etc should be stored outside of the barns or the associated hardstanding area. Screening hedges should be maintained and replaced as needed. <p>(Sent 24/2/22)</p>
<p>20220141</p> <p>Permitted</p>	<p>Courtwood Pear Tree Lane Shorne Gravesend Kent DA12 3JT</p>	<p>Extension to the rear of the existing detached garage to create a garden room /home gym.</p>	<p>Permission was previously granted under Ref 20210524 to remodel and further extend the main house. This present application proposes that a room, scaled from the drawings to be approximately 9m by 5.5m, be built behind the detached garage/former poolhouse. This will not be visible from the road. The works will not require removal of any mature trees.</p> <p>A shower room is shown and another labelled “store”, and there are structures indicated within the gym room. There is an existing external bar area.</p> <p>Drainage/sewerage arrangements require clarification.</p> <p>The Parish Council has no objection in principle to the proposal but has concerns that the size and facilities create a structure that overall could be used as a separate dwelling.</p> <p>Accordingly we request that Conditions should be attached limiting use of the building to being a non-residential annexe ancillary to the main house.</p> <p>We note also that the proposed plans show some lines and possible structural elements in the garden, these may also require planning permission especially if any engineering works or changes to land levels are involved.</p> <p>(Sent 2/3/22)</p>
<p>20220113</p> <p>Permitted (KCC)</p>	<p>Shorne Woods Country Park Brewers Road Shorne Gravesend Kent DA12 3HX</p>	<p>KCC Consultation KCC/GR/0024/2022 - Installation of a play area</p>	<p>The Parish Council has no objection in principle to this proposal, subject to the following comments and considerations:</p> <p>Design of perimeter fence and gates: The 3D presentation does not show full fencing although that is indicated on the detailed plan. The fencing of the existing playground is a “post and rail” type open design of horizontal boards. The fencing proposed for the new area is stated to be “close boarded” (not as shown) but that might give an urban appearance. Subject to safety considerations, a more “country” feeling, open and natural coloured structure of the type already in use might be preferable, and/or hedging. Wooden gates might be preferable to galvanised metal.</p> <p>Benches within the playground: Three benches are shown, these might usefully be increased in number.</p> <p>Works compound A in car park: It is noted that parking area availability will be reduced due to the compound, including as work is proposed to take place across various bank holidays and the Easter school holidays. This could cause problems locally due to increased overspill parking and charge-</p>

			<p>avoidance.</p> <p>Problems caused by visitor volumes:</p> <ul style="list-style-type: none"> • Traffic and parking due to the Park's popularity are already a problem at times so anything that pulls in more visitors, some of whom are coming from distant residential areas, will make that worse. Consideration may need to be given to expansion of parking provision coupled with robust measures preventing charge-avoidance parking in Park Pale. • While the availability of additional disabled-friendly playground facilities in general is welcome, the popularity of the Park, particularly on warm weekends, bank holidays and during school holidays, means that local children can have difficulty accessing the play equipment when they want to. • The more visitors to the Park that there are, coupled with other local traffic increases, the fewer living creatures there will be about in the Park for residents and visitors to see. <p>(Sent 4/3/22 to both GBC and KCC)</p>
<p>20220115</p> <p>Refused</p>	<p>Danver Lodge Pear Tree Lane Shorne Gravesend Kent DA12 3JU</p>	<p>Erection of triple detached garage.</p>	<p>The Parish Council continues to have significant concerns about this garage proposal, which repeats that initially included in Application Ref 20151125.</p> <p>In 2021 we submitted representations on Application Ref 20210578 which was subsequently withdrawn. This present application appears largely identical except for a few intended ecological features. Other land in the ownership of the applicant is now indicated but not fully shown.</p> <p>Our comments on the previous applications were as follows and remain largely unchanged: "The Parish Council requests that conditions should be applied such that the building can only be used as a garage, ancillary to the given location address. The Parish Council notes that the proposed garage is a long distance from the house rather than nearby and grouped with it as would usually be expected. The proposed garage is very far forward on the site, partly in front of the building line created by adjacent properties, so it is requested that the garage should, if it is to be permitted in the proposed general location, be relocated a little further north on the site. The proposed location is presently wooded however sufficient screening trees/shrubs etc should remain after construction."</p> <p>The location is in the Green Belt and this additional building will detrimentally affect openness. Conditions should be applied preventing residential use/conversion.</p> <p>No services to the garage are shown on the plans, it is assumed that there will be none other than perhaps an electricity supply. Drainage arrangements also need to be clarified.</p> <p>The area is presently dark and any exterior lighting on the garage and/or the path to the house could be visually intrusive so should be controlled by Condition to be low level and intensity, daylight and movement sensitive with short activation time.</p> <p>We note that after the previous application most pre-existing trees and shrubs were removed from the site despite having been shown on the plans. Therefore if permitted we also request that a tall hedge or</p>

			<p>other plantings should by condition be required to be planted and maintained in order to effect visual screening of the building from the roadway.</p> <p>As an additional comment about building lines we note that the building line for properties in this part of Pear Tree Lane undergoes a deep stepped change at Danver Lodge itself, and the proposed garage is well in front of the building line of the property it is supposed to serve. Other properties in the area have not been allowed garages in front of the property building line so permitting this application could also set an unfortunate precedent in the wider area.</p> <p>(Sent 24/2/22)</p>
<p>20220116</p> <p>Refused</p>	<p>Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN</p>	<p>Erection of a double storey side extension creating sitting room, study, lobby and utility room on ground floor and one extended bedroom, ensuites and dressing room on the first floor</p>	<p>The Parish Council has no objection in principle to this proposed extension which is on the eastern end of the house. It will also be some distance from the roadway so will not have visual impact on the street scene.</p> <p>We note the following:</p> <ul style="list-style-type: none"> • The house itself has previously been extended at first floor level on the west side, at two-storeys at the front entrance and at the rear including a balcony, and at single-storey into the former attached garage on the east side. • A pool house has been built with permission. • The permitted garage was rebuilt in a different location on the site, with separate residential accommodation over, by the previous owners but without planning permission. • A “stable” building has also similarly been built adjacent to the garage. • The submitted plan of the property is incorrect as it shows the paddocks as being within the red line boundary whereas they remain outside of the previously permitted extension to the residential curtilage. <p>If this application is to be permitted, in view of the large increase in built forms that has taken place on the site, we request that permitted development rights should be withdrawn for the entire site.</p> <p>Conditions should also be included that the two-bedroom apartment over the garage is only ancillary to the main residence and cannot be used as a separate dwelling.</p> <p>(Sent 24/2/22)</p>
<p>20220130</p> <p>Certificate Refused</p>	<p>Thong Lodge Thong Lane Shorne Gravesend Kent DA12 4AD</p>	<p>Application for Lawful Development Certificate for proposed conversion of existing stable into annex incidental to the main dwelling.</p>	<p>This application is a resubmission of refused application Ref 20211421, itself a revised version of refused application Ref 20210835.</p> <p>The Parish Council has no objection in principle to this proposal, for a habitable bedsit annexe, but has some comments/concerns:</p> <p>1) Loss of the existing stable for animal use:</p> <p>It needs to be confirmed/assured that the existing stable is permanently redundant (i.e. the applicant no longer keeps any horses/other livestock on the site) lest residential conversion now results in a</p>

			<p>subsequent need for another stable or other outbuilding at a future date. Has extending the main house been considered as an alternative to losing the stable/outbuilding?</p> <p>2) Need for an annexe: The application now states that the proposal is for a “granny annexe”.</p> <p>3) Green Belt and AONB location: The property is located in the Green Belt where new residential buildings would not normally be permitted. It is also just inside the boundary of the North Kent Downs AONB. As the stable building already exists conversion will not lead to significant additional reduction in openness but the altered nature of the building and any associated garden area (not shown on the revised plans) will have some minor visual impact and intensify residential use of the site.</p> <p>4) Layout and use of the proposed annexe: The proposal is now for a bedsit however, as the building has a full bathroom and could easily have kitchen facilities installed it is capable of use as a separate dwelling. The layout has three doors, two double width, which is a lot for a small structure – these could compromise use of the building.</p> <p>4) Proposed Conditions/narrative: We request that it be considered to attach Conditions or narrative to any permission such that the annexe is only associated with Thong Lodge, cannot be used, let or sold as a separate dwelling or be used to operate a business/for other commercial activity and cannot be extended without planning permission. In view of the overall amount of building and extension that has taken place on the site over time we would also request that permitted development rights should be withdrawn for the site. If permitted, the permission should be temporary and might be made only personal to the applicant. (Sent 28/2/22)</p>
20220157 Permitted	Long Mead Tanyard Hill Shorne Gravesend Kent DA12 3EN	Erection of rear single storey (orangery) and two storey extension (utility room and master bedroom en-suite).	<p>The Parish Council has no objection to the proposal subject to there not being any significant valid objections from neighbours. Several of the Billings houses in the row have had similar rear extensions and the proposed design is sympathetic to that of the house as originally built. It is noted that no alterations to the front or rear gardens are indicated/proposed. (Sent 5/3/22)</p>