

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

PRESENT

Mrs S Lindley (Chairman)
Mr Bugg (Vice Chair)
Mr R Hardy
Mr R Lane
Ms P Clifton

APOLOGIES

Mr C Rea
Mr R Theobald

In attendance: No Parishioners attended

- 38. To receive any declarations of interest for any items on the agenda** – Nothing declared.
- 39. To note that the meeting scheduled for Thursday 22nd September** unfortunately had to be cancelled due to the period of National Mourning, and that the minutes of the previous meeting (and accompanying Table of Planning representations) that had been held on 14th July were approved at the combined Council meeting held on 13th October 2022.

Planning:

- 40. 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) – All were approved by members present. Since circulation:
- a. Westdene Cottage:** – Discharge of conditions was submitted regarding the landscaping but the plans included taking over the highway verge and a installing a fence right on the roadside, objections were sent in, and new plans have now been submitted, with the verge reinstated and gates further inset.
 - b. Shorne Mead Level Crossing:** Network Rail have put in plans and application for the new bridge at the Shorne Mead, but it has not been accepted yet.
 - c. 28 Coutts Avenue:** 2x 3 bedroom houses application has been submitted.
 - d. Ewhurst:** Planning Appeal submitted on receiving the refusal notification .
 - e. Courtlands:** New application submitted on receiving the Appeal dismissal decision.
 - f. Larkrise:** The owner has been in contact with Mrs Lindley regarding the plans they are just about to submit for a planning application.
 - g. Land for Queens Farm:** This is up for sale, someone who grows Raspberries is interested in buying it, so could have commercial poly tunnels.
- 41. Planning Applications of note and Gravesham Borough Councils decisions:**
- Nothing to report.
- 42. Gravesham Borough Council enforcement updates:**
- Nothing to report.

43. Notices of Appeal:

- a. 3295808 Courtlands, Gravesend Road (replacement house) – This has been dismissed.
- b. 10 St Katherines Cottages – Lodged with GBC 6/8/22
- c. Ewhurst, Bowesden Lane – Lodged with GBC 19/10/22

44. Major Plans etc affecting the Parish: Lower Thames Crossing:

- a. The Development Consent Order (DCO) application was submitted on 31st October – Nothing is showing on the Planning Inspectorate site but have said they will update it as soon as they can of the decision on acceptance. This will be the official site and all changes to documents or additional documents will be accessible there.
- b. Statement of Common Ground (SoCG), this has been submitted on behalf of the Parish Council.
- c. Adequacy of Consultation survey from GBC – this has been submitted on behalf of the Parish Council, Mrs Lindley sent this in before it was requested, which was fortunate as they missed Shorne Parish Council off the circulation list.
- d. GBC sent a copy of a document which had been sent to them to National Highways with regards to the feedback on the Local Refinement Consultation, it was submitted with the DCO but had not been sent out to everyone previously. The interesting information in this was the amount of people now responding has decreased, as more than 60% was part of a campaign or woodlands trust. Only about 900 individuals responded. The document omitted responding to points raised by residents South of the River.

45. Outside Parish but with impact:

Ebbsfleet Central, around the station the application number is (EDC 22/0168) – this will affect our ability to park at the station.

Highways:

46. Accident reports: - Nothing has been reported

47. Traffic monitoring:

- a. **Speedwatch:** Ms Clifton reported that the SID data (Tanyard Hill northbound) has been circulated by Mr Lane, this is also available to look at on the website.

Ms Clifton reported that speed watch was carried out on 20th July in Thong Lane where 19 people were recorded and 1 letter has been sent out; 3rd August Thong lane where 13 people were recorded and 2 letters have been sent out; 16th August at Thong Lane where 13th people were recorded and 1 letter sent out. 8th September was cancelled due to the rain. 19th October at Shorne Recreation Ground where 3 people were recorded, and 25th October at Thong Lane where 16 people were recorded and 1 letter sent out.

- b. **Lorrywatch:** Green Farm Lane problems continue, with various Parishioners complaining, Mr Lane has been in contact with relevant companies when their vehicles are reported to the Parish Council with sufficient identification information. Mr Lane is in contact with one company that keeps sending vehicles up Green Farm Lane, this has been followed on with letters. Mrs Lindley had raised this specific company with planning enforcement back in 2019, and will raise this again to request action.

48. Road condition/highways issues and hazards:

- a. **Gas Works** – are still continuing throughout Shorne, at present they are working in Tanyard Hill and then will be going to Woodlands Lane, Phase 3 which will be in January will be Pear Tree Lane, Tanyard Hill, The Ridgeway.
- b. **Pot Holes, various locations** – The KCC Highways Team has been round and marked up various places and have filled in some holes, but it does seem to be a bit random, no notices were put up so some cars were parked over the marked up areas. Woodlands Lane and Manor Field have a few that have appeared since or already there but are deepening.
- c. **Forecourt of shops** – Mr Lane has repeatedly contacted the land agent, without success and has now referred the situation to KCC as this is now dangerous, and a few parishioners have now tripped/fallen over. Mrs Lindley will talk to the Michelle Norris who is the new Road Safety Engineering Project Manager Highway Improvements (West Kent – Dartford & Gravesham and Maidstone) Community & Engagement - Road Safety & Active Travel Group Highways, Transportation & Waste. Mr Lane suggested that KCC have the legal powers to enforce this, as it is land that is open to the Highway, Mr Lane will also speak to Kevin at KCC.
- d. **Thong Lane** – encroaching hedges, this has been reported, and some have been cut back but the signs are still not easily visible, Mr Rea was going to report again.
- e. **Forge Lane footway and hedges** – A parishioner raised that the bank is encroaching onto the footway width, and together with the hedge this forces people to walk in the road. The problem has been reported to KCC as this is a highway verge on their map.
- f. **KCC winter road services** – gritting, snow clearance, salt bins. Mrs Lindley will write to KCC asking which ones they will be gritting, as they have changed the map showing this. Mr Lane asked if Mrs Lindley can recirculate this information around. Mrs Lindley has asked if members can check their salt bins near them so she can report if they needed replacing.

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

Parking problems in Manor Field continue, with large vans parking on the edge to obscure slight lines. There have also been reports that vans are permanently parking opposite the Se Ho to obstruct getting out of Bowesden Lane, the vans are all taxed and MOT'd. Mr Lane has previously been in contact with GBC and due to the Van's being legal to be on the highway there is not much that can be done.

50. Feedback from KCC Highways:

- a. KCC Highways and HIP (Highways Improvement Plan) – They now have a new member of staff Michelle Norris who is looking after the HIP, who has been in contact and a meeting is being arranged to discuss the HIP, and the 20mph scheme regarding the design. We are now only allowed 2 items per year and 5 items on our priority list. There are a lot of items that are only partially completed which are still on our old HIP which we will also mention at the meeting.
- b. GBC:KCC Joint Transport Board – 31st August nothing to report.

51. Open Consultations:

- a. KCC Country Parks Strategy, to 12th December 2022
<https://letstalk.kent.gov.uk/countryparksstrategy>
- b. KCC Kent Minerals and Waste Local Plan 2023-38, and call for sites, to 5th December 2022
https://letstalk.kent.gov.uk/hub-page/mineralsandwaste?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Public-consultation-on-updated-Kent-Minerals-and-Waste-Local-Plan&utm_source=ehq&utm_medium=email&utm_campaign=website
- c. National Highways and Transport Survey 2022/23, to 28th February 2023
https://letstalk.kent.gov.uk/national-highways-and-transport-2022-23?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-National-Highways-and-Transport-Survey-for-202223&utm_source=ehq&utm_medium=email&utm_campaign=website

Any other business:

52. Matters raised by Members

- a. Ms Clifton – reported that the GBC planning portal keeps going down and information disappearing. Mr Lane reported that Mr Theobald has raised this at the Chairman’s meeting and Mrs Lindley had e-mailed to the Planning dept. Mrs Lindley asked Ms Clifton to report this to GBC directly but has found that if you use Edge web browser it is it slightly better.
- b. Ms Clifton reported that No1 Ridgeway Bungalows have rebuilt the wall lower after the enforcement notice was issued due to the height.
- c. Mr Hardy reported that for a few properties in Marling Way resident’s trees are encroaching on the footpath by overhanging. This will need to be reported to KCC.
- d. Mrs Poole reported that we have had correspondence with PKF Littlejohn and unofficially we have had the AGAR signed off, we are just waiting for the official information. We will be actioning their points which include the date of when the public can look at the documents must be after the date of signing the AGAR and sending it to PKF Littlejohn, the variances that are shown go back to prior to her employment so in future we will make an adjustment before we submit in 2023. PKF Littlejohn will not be the external auditors next year.

53. Matters raised by attending Parishioners

None in attendance

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

There being no further business, the meeting closed at 20.39

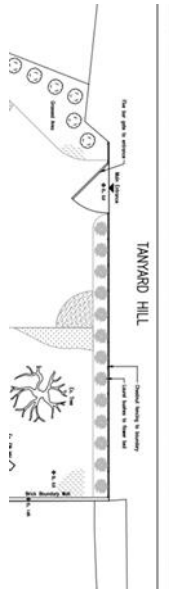
Signed Mrs Lindley:..... Dated:.....

PLANNING APPLICATION REPRESENTATIONS SUBMITTED: 10th July to 8th November 2022:

Ref	Address	Description	SPC Submission
20220731 Prior Approval Is Required and Refused	Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 4.00 metres.	The Parish Council has no objection in principle to a rear single-storey extension at this property (providing that there are not any valid significant objections from neighbours) but has the following comments: <ul style="list-style-type: none"> Any proposed extension should only extend a maximum of 8m back from the original rear wall of the house without overlapping any previous side extension. The proposed extension appears to have a roof height of 4.5m above ground level at its rear (northerly) wall. There is no topographical plan confirming existing ground levels. As the rear windows will be 8m further back and at higher elevation than the falling ground level there will be loss of privacy and potential overlooking to neighbouring gardens adversely impacting their amenity. (Sent 20/7/22)
20220746 Refused	Glen Hurst , Pear Tree Lane, Shorne, Gravesend Kent DA12 3JT	Erection of a two storey side extension, loft conversion including two rear dormers and addition of porch.	The Parish Council has no objection in principle to this proposal subject to there not being any significant and valid objections from neighbours. The existing house is relatively small for the size of its plot and is located to one side. Part of the site is woodland. The proposed extensions/alterations are subservient and in keeping with the style of the existing house. There will be some impact on openness in the Green Belt. The plans do not include any hard or soft landscaping. We note that a considerable area of land on the site appears to have previously been changed to hardstanding, the purpose and need for this is unclear. In view of the size of the proposed extension and the observed land clearance we request that permitted development rights for the site should be withdrawn. (Sent 26/7/22)
20220667 Prior approval not required	7 Hollands Close Shorne Gravesend Kent DA12 3EH	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.00 metres and eaves height of 2.30 metres.	It was difficult to evaluate this application from the submitted sketched plans. The extension appears to be about 6m square in the largest dimensions and replaces an existing shed/outbuilding. The Parish Council has no objection in principle to this application provided that there are not any significant valid objections from neighbouring properties.

<p>20220742</p> <p>Prior Approval Is Required and Refused</p>	<p>Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT</p>	<p>Prior approval for enlargement of the dwellinghouse by the construction of an additional storey.</p>	<p>The Parish Council OBJECTS to this proposal, for the following reasons and comments:</p> <p>Visual impact on the streetscene: The existing house is visible from the roadway although the building line is set back and the land falls away very slightly from the roadway to its location. Due to the roof being angled away from the roadway, although overall an out-of-character 1950/1960's modern design, the house is presently relatively unobtrusive. The proposal to add an extra storey of the same design will however mean that the house will become highly visible in the streetscene with a locally out-of-character and visually intrusive design.</p> <p>Landscape impact: The Applicant refers to the house having being built to take advantage of the views in the area but the complementary assessment is that it is also visible within the wider landscape. Adding an extra storey will mean that the array of full glazing will be visible to other residential properties in the area that are at the same land height (105m) or on higher ground as the roof/glazing is likely to exceed the bulk of the tree height.</p> <p>Amenity of local residents: While the property itself has no windows at the sides, other local properties do so these will have a detrimentally altered view.</p> <p>Overlooking and reduction in privacy: The overlarge top floor windows will lead to overlooking to neighbouring gardens and mutual loss of privacy. There will in particular be overlooking to the swimming pool at "Mullion" to the west.</p> <p>Reduction in openness in the Green Belt: The proposed additional floor will increase the bulk of the building and lead to a reduction in openness.</p> <p>Summary: The Parish Council has several areas of disagreement with statements made in the applicant's supporting statement and OBJECTS to the proposal as stated above.</p>
<p>20220753</p> <p>Revised plans</p> <p>Approval of details</p>	<p>Westdene Cottage Tanyard Hill Shorne Gravesend Kent DA12 3EN</p>	<p>Application for approval of condition 8 and 9 attached to planning permission reference number 20200830 relating to a scheme detailing the hard landscaping and a scheme detailing the proposed soft</p>	<p>The Parish Council OBJECTS STRONGLY to this proposal, with the following reasons and comments:</p> <ul style="list-style-type: none"> • Extent of relevant curtilage is being exceeded: <p>The KCC Highways map (extract below) shows that, in contrast to the proposed plans, part of the area in this proposal is actually roadway under KCC control:</p>

landscaping



- Previous layout/verge should be restored:
The Google streetview image (May 2012) shows the situation prior to works being commenced:



This layout/verge should be restored (as originally expected) with the grassed verge footway clear and at least 1m wide throughout, lined up with the properties either side.

- Consequences of proposal:

The proposal if permitted would narrow the roadway without providing any pedestrian verge, and a fence right on the boundary would force pedestrians further into the path of traffic.

- Fence and hedge height not stated:

The height of the front fence (and hedge) is not stated but is assumed a maximum of only 1m high, this needs to be confirmed and conditioned.

The hedge must be kept trimmed and not exceed 1m high to ensure visibility for drivers on leaving the property.

- Gate right on road boundary:

There were previously two smaller gates (Google picture May 2012) which were set a little back from the roadway and nearly always left open.



			<p>A gate located right on the road boundary is not acceptable as vehicles would have to stop on the roadway in order to open the gate. Gates are usually now required to be set back by several metres, and assured visibility splays provided.</p> <ul style="list-style-type: none"> • Parking area surface: The parking/drive area is stated to be gravel/shingle. We note from another decision notice recently that “KCC as Highway Authority request that the first 6 metres of any drive is constructed in bound material”, this is in order that loose gravel does not get carried onto the highway thereby causing a hazard. • Overall landscaping: We note that the existing garden contains several sizeable mature trees, the proposed whole of the large garden areas will seemingly contain only one being retained. Overall there will be very little wildlife habitat and biodiversity support provided despite the semi-rural location of the property. (Sent 26/7/22)
20220788 Prior approval not required	Shorne Mead Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.	<p>This application is a resubmission of previously refused application ref 20220593, with the extension depth corrected, the width remains unchanged.</p> <p>The Parish Council continues to have significant concerns about this application, as previously submitted: Previous extensions and outbuildings: The house has previously been considerably extended, the floor area has been increased by approaching 100%. This greatly exceeds the “one third rule” under local Green Belt policies. In addition there has been extension and residential conversion of the garage building, plus the retrospective application ref 20220543 also includes several more outbuildings. Overdevelopment: Overall, especially when considered together with the massive engineering works that have been undertaken on the site without prior planning permission, we consider that the site is being seriously overdeveloped in a way that is harmful to the Green Belt and the local landscape. In addition, we note that the application again includes a front infill and side extension, which the previous officer report stated should not be included in this kind of application. The proposed side extension does not show subsidiarity. (Sent 20/7/22)</p>
20220797 Permitted	The Red House Tanyard Hill Shorne Gravesend Kent	Erection of side and rear single storey extensions, alteration to the roof to the existing conservatory,	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any valid objections from neighbours, but see comments below:</p> <ul style="list-style-type: none"> • We note previous application Ref 20200109 which was permitted, this present application represents an improvement in design, more in keeping with the rest of the house.

	DA12 3EN	conversion of the existing garage to a games room.	<ul style="list-style-type: none"> We also note that there has apparently been pre-application discussion, in which the Parish Council was not involved so we are unaware of the content. The present proposals create a much larger extension than as previously permitted. Due to the wedge shape of the plot (narrowing greatly from front to back), the amount of remaining garden area/amenity space is becoming small for the size of the house and the character of the surrounding area. The house has already been considerably extended, including with the creation of a habitable loft floor. <p>We request that if permitted, a Condition should be attached preventing any further development on the site without full planning permission. (Sent 13/8)</p>
20220812 <i>Approval of details</i>	Rose Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JZ	Application for approval of condition 4 attached to planning permission reference number 20220227 relating to details of the external cladding details of the material, colour and finish of the cladding.	<i>Not consulted, no problem (cladding is medium grey) so no comments sent</i>
20220814 <i>Permitted</i>	5 Crown Green Shorne Gravesend Kent DA12 3DT	Erection of part two storey and part single storey rear extension and conversion of garage into habitable rooms also including laying out of the front garden as hardstanding and extended vehicle crossover to create vehicular access	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any valid objections from neighbours, but see comments below:</p> <ul style="list-style-type: none"> The existing houses in Crown Green have evolved to be a mixture of styles. The rear extension will be visible from Forge Lane. The rear extension is not subsidiary to the existing house, and could impact on the amenity of neighbouring properties, particularly that to the north which is situated at a lower level and could suffer from overshadowing The site is not especially large, and the creation of a 5-bedroom dwelling could be regarded as overdevelopment and overly reducing the amount of amenity space in the rear garden Paving of nearly all the front garden is regrettable (although we note that some smaller, corner plots in Crown Green have done that) The proposals cause loss of the garage and the proposed change to the front steps might encroach on the area available for parking. A parking plan should be submitted showing how sufficient parking for a 5-bedroom house will be achieved.

			<ul style="list-style-type: none"> An area for refuse bins needs to be identified. The proposed middle bedroom has a new window on the side elevation, it presently faces a blank brick wall so there should not be any privacy issues at present but normally such windows would be required to have obscured glazing or only be at high level. <p>(Sent 13/8/22)</p>
20220771 Permitted	41 Walmers Avenue, Higham, Rochester, Kent ME3 7EH	Partial demolition of existing dwelling and rebuild including a first floor roof extension.	<i>In Higham south side of Walmers Ave - checked plans, will match adjacent link-detached, no especial landscape impact, no comments needed</i>
20220790 Refused	Ringland, Pear Tree Lane, Shorne, Gravesend Kent DA12 3JS	Retention of 3no externally mounted air conditioning units	<p>The Parish Council has the following comments on this regrettably retrospective application:</p> <p>1) Two units mounted on rear flat roof – these are sufficiently far from the neighbouring properties to hopefully not be a problem, subject to their proper functioning.</p> <p>2) Unit mounted on north flank wall – this unit is a problem for various reasons:</p> <ul style="list-style-type: none"> Large unit mounted high on flank wall, above fence height and with no additional noise shielding Close to boundary (not shown clearly on plans), exact distance requires measurement to confirm whether 1m or greater Visible from front of property and roadway Close to bedroom and main habitable room of neighbouring property and therefore likely to cause a noise nuisance. Noise likely to channel down the gap between houses We consider that this unit should be relocated to a more suitable position at the rear of the property and more distant from the boundary, in order to reduce negative impact on amenity and peaceful enjoyment of the neighbouring property. <p>(Sent 15/8/22)</p>
20220791 Refused	Ewhurst , Bowesden Lane, Shorne, Gravesend Kent DA12 3LA	Demolition of existing self-contained annexe and side porch and outline application for the erection of a 3 bedroom detached dwelling	<p>The Parish Council OBJECTS to this proposal. We have the following comments/reasons:</p> <p>Previous application and Appeal: Previous application Ref 20201254 was refused planning permission and the related Appeal was dismissed. The principal reasons cited by the Planning Inspector were harm to the Green Belt, inappropriateness of the development and lack of very special circumstances. The Parish Council OBJECTED to the previous application and also submitted Objections to the subsequent Appeal. The present application has no material differences from that previous and should be refused for the same reasons.</p> <p>Incorrect description: The proposal is described as “Demolition of existing self-contained annexe...” however permission Ref 20000171 which allowed the granny annexe made it very clear that there were</p>

			<p>to be no kitchen facilities as the annexe was not intended to be self-contained. No kitchen facilities are shown on the presently submitted “existing” plans.</p> <p>Infringement of previous planning permissions: Information provided by the applicant shows that contrary to planning permission Ref 20000171 the annexe has had a conservatory extension and it has apparently been let out as self-contained accommodation, assumed to a third-party. These matters appear to be another infringement of previous planning permissions so might be considered for enforcement action now that they have come to light.</p> <p>We also reiterate our previous comments on Application ref 20201254, updated as appropriate:</p> <p>Ewhurst: The existing house is large and located centrally on a large single plot as typical for Bowesden Lane. The overall plot is irregularly shaped and narrower at its front, but otherwise the curtilage is not especially wide (such as is sometimes found where there is clearly a double plot with adequate space for an additional dwelling).</p> <p>The proposed building plot: The proposed plot is presently a minor part of the residential garden of Ewhurst. It includes a garage previously converted to a single-storey residential annexe and an immediately adjacent utility room (attached to the main house), both of which would be demolished. The proposed plot is very narrow, being slightly wider at its front, tapering from about 12m down to 9m. The proposed plot size is out of character in the area.</p> <p>Backland development: The proposed plot does not have a road frontage being accessed by just a driveway, so making it backland development, by definition “undesirable” and setting a new precedent in the area.</p> <p>Proposed house design: The proposed design is for a three-bedroomed house with roof dormers and rooflights, it will be much smaller than other houses in the immediate area and appears out of character and cramped by comparison, being only approximately 9.5m wide by 10.5m long externally.</p> <p>Plans and site layout: The plans do not fully show the existing layout of Ewhurst and all other structures on its site (e.g. the large outbuilding allowed retrospectively). We note also that some of the garden appears to have been divided off for the annexe. The proposed house has been moved back on the proposed plot to provide some turning space however this has narrowed the margins to the boundaries, which do not appear to be the 1m each side stated by the applicant.</p> <p>Green Belt: The property is located in the Green Belt so there is an automatic objection to the creation of a new dwelling except in very special circumstances, which have not been provided.</p> <p>Impact on Area of Outstanding Natural Beauty (AONB): We note that the site is adjacent to the boundary of the AONB, which runs along Bowesden Lane itself so includes the houses on the opposite side of the road.</p> <p>Trees: There appear to be several large trees on the proposed plot, plans should include a tree survey</p>
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			<p>with indication of which trees will be lost through the proposals. We would be grateful if TPO's could be attached to any relevant trees on the entire site. No landscaping plan is provided.</p> <p>Parking: Two small (4.5m by 2.5m) spaces are shown but there is no provision for parking by visitors or additional vehicles, who might then have trouble turning.</p> <p>Refuse storage: Refuse and cycle storage is not shown, this may additionally impact on parking and vehicle turning.</p> <p>Outline/Indicative plans: In general, we object to applications being based only on outline plans as that prevents us and neighbours from being able to properly assess proposals from the outset. Although this application does not now state explicitly that it is Outline, the applicant's supporting statement refers to the design and layout as "Indicative" and later as being "in outline form", so any permission should make it clear as to what design and layout has been approved and what matters require further approval.</p> <p>Conditions: If permitted, permitted development rights should be withdrawn for the whole existing Ewhurst site, with no extensions to the new dwelling without planning permission.</p> <p>(Sent 13/8/22)</p>
<p>20220769</p> <p>Certificate granted</p>	<p>Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT</p>	<p>Application for a Lawful Development Certificate in respect of the proposed erection of a detached outbuilding over the existing swimming pool in the rear garden, this will include a gym, changing room and plant room.</p>	<p>The Parish Council OBJECTS to this proposal, for the following reasons and comments:</p> <ul style="list-style-type: none"> • The Long Acre plot of land is a long wedge-shape, wider at the front and narrowing to the rear. • The existing pool and pool house (which does not appear to have had planning permission) is almost halfway down the length of the plot. • The proposed building is very large, being half the width of the plot at its rear. • The area of the proposed building is approximately 163sq (more than 15m by 10.5m externally), disproportionately large for the original size of the house and the amount of extension that has already taken place. • The proposed building is about 4m tall, although on slightly lower ground than the main house will affect the amenity of neighbouring properties • A topographical plan showing the land levels should be provided. • The proposed building will negatively affect the Green Belt through loss of openness. • The proposed building has glassed gable ends and windows at both ends, the eastern end should be blank to preserve mutual privacy to the neighbouring property. • As the current pool house will be redundant it should be demolished. • If the building is to be permitted then Conditions/narrative should be included preventing use as residential accommodation and conversion, the building should only be for ancillary domestic use. <p>(Sent 30/8/22)</p>

20220859 Permitted	The Mill House Mill Hill Lane Shorne Gravesend Kent DA12 3HA	Repair and maintenance works to 3no chimneys; including re-building tops of 2no chimneys and works to re-bed chimney pots, fit pot vents and replace flashings to 3no chimneys	This application appears identical to Ref 20220420 which was refused as a Lawful Development Certificate, the Parish Council therefore makes the same comments as follows: This unlisted period property is located in the Shorne Village Conservation Area where it is in a prominent position and contributes to the historic ambience and streetscene. It is immediately adjacent to land owned by the Parish Council. The supporting information from the applicant shows that significant repairs are needed to the three chimneys. The Parish Council supports the need for repairs, and has no objections provided that they are undertaken as indicated using materials and methods that are suitable and appropriate for the age and structure of the house. We would be very grateful for the input and advice of the Conservation Architect in confirming this. (Sent 30/8/22)
20220861 Permitted	2 Wykeham Close Gravesend Kent DA12 4QL	Erection of a front porch	This property has previously had the porch extended forward to the edge of the tiled overhang. The present proposal is for a pitched roof porch extending a further 1.2m forward. The Parish Council notes that another property in the Close has had a similar porch built, therefore there is no objection in principle to this proposal. The proposed porch could compromise parking on the frontage, which has been fully paved. (Sent 12/9/22)
20220868 Refused	Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN	Application for a Lawful Development Certificate in respect of the proposed erection of a two storey rear extension.	The Parish Council notes that the applicant has submitted two applications simultaneously (see also 20220869), which together would result in a full-width rear extension. This proposal 20220868 will increase the bulk and mass of the property, increasing the floor area by a further approximately 35sqm and extending 3/5 the width of the house as existing. The house has already been extended considerably plus other built forms have been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building), the area of which should all also be taken into account. The roof of the proposed extension does not show subsidiarity to that of the existing house. We note that Bedroom 2 will not have open access to a bathroom, a proposal which has led to refusal of other applications in the area. A Juliet balcony is proposed for Bedroom 1, this will not cause any increase in overlooking. (Sent 12/9/22)
20220869 Permitted	Tanners Grange Tanyard Hill Shorne Gravesend Kent	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey	The Parish Council notes that the applicant has submitted two applications simultaneously (see also 20220868), which together would result in a full-width rear extension. This proposal 20220869 will increase the floor area by a further approximately 22.5sqm and extend 2/5 the width of the house as existing.

	DA12 3EN	rear extension.	The house has already been extended considerably plus other built forms have been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building), the area of which should all also be taken into account. Bedroom 5 has an existing Juliet balcony, Conditions should be attached such that the roof of the proposed extension cannot be used as a full balcony. (Sent 12/9/22)
20220880 Prior approval not required	Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 2.50 metres.	The Parish Council has no objection in principle to a rear single-storey extension at this property (providing that there are not any valid significant objections from neighbours) but has the following comments: <ul style="list-style-type: none"> • The application title says that the eaves height will be 2.5m but being flat roofed, the eaves height will be approaching the same height as the extension itself. • Due to the changing land levels, the roof height appears on the rear view to reach a maximum of 4.5m on the northerly wall rather than the 4m stated. • The proposed extension is large, at nearly 16m wide being almost as wide as the original dwelling. • The property has already been considerably extended, and this proposed extension would just by itself add approximately 90% compared to the original house. • There is no topographical plan confirming existing ground levels. • As the rear windows will be 8m further back and at higher elevation than the falling ground level there could be loss of privacy and potential overlooking to neighbouring gardens adversely impacting their amenity. (Sent 30/8/22)
20220896 (Still pending 23/1/23)	Crabbles Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Demolition of existing detached garage, erection of a double garage with rooms over, infill link extension, two storey with bedrooms under sloping roof and general alterations upgrade.	The Parish Council has no objection to the principle of this house being updated and enlarged but has the following objections to/comments on this present proposal: <ul style="list-style-type: none"> • The house is relatively small for this part of Pear Tree Lane but the residential plot is also smaller than average in depth. The applicant owns additional adjacent non-residential woodland land at the rear which is not fully shown on the site plan. • The house is located very close to the roadway so sideways extension will have significant impact on the streetscene, with greatly increased mass/bulk and negative impact on the streetscene and openness in the Green Belt. • The house has previously been extended: <ul style="list-style-type: none"> o The original floor area of the house appears to have been about 46sqm o 19540339 permitted to add a ground floor bedroom and bathroom at the rear, increasing the floor area by about 24sqm or 57% more than as original.

			<ul style="list-style-type: none"> o 19540344, permitted additions nature unclear at present but with the same description o Various other alterations and additions have subsequently been made without planning permission including a detached double garage, an enlarged and attached garage near the house, a front and north side single storey extension, a front porch and a rear single-storey extension. • The present proposal would result in a floor area of about 225sqm (excluding another 45sqm of garage with habitable accommodation over). These figures represent a 5-6 fold increase in the floor area over the original house. • The proposed first floor has 6 bedrooms, a parking plan is needed showing that sufficient parking and turning can be provided safely on-site. • Plans refer to an existing access roadway but if originally present this appears to be blocked by the existing detached double garage. The Design and Access statement describes this as a new access route to be created. • Most of the extension does not show subsidiarity to the original house. • We understand that KCC Highways will not allow shingle driveways due to the gravel spilling onto the roadway, and require bonded surfaces within 6m of the roadway. • Plans do not include any changes to the road frontage of the property or any new gates to the driveways (which would not be permitted immediately on the roadside). • The proposed first floor balcony should not be extended onto the adjacent flat-roofed structure. Its indicated location should not cause any overlooking to the neighbouring property. • If permitted, the garage/gym section should have conditions attached that it is only an annexe and cannot be used as separate, self-contained residential accommodation. • Due to the size of the proposed extensions we request that permitted development rights should be withdrawn in order to control any future development proposals. <p>(Sent 5/9/22)</p>
<p>20220906</p> <p>Permitted</p>	<p>6 Genesta Glade Gravesend Kent DA12 4PR</p>	<p>Erection of ground floor front entrance porch, first floor side dormer roof extension, ground floor rear replacement patio door and associated external and internal alterations</p>	<p>This property is set further back than its neighbours. Similar properties in the area have had a variety of alterations which have set precedents.</p> <p>The proposed box dormer on the southern roof slope will cover about two-thirds of the southern side of the roof, in view of the above situation the Parish Council has no objections to this or to the other proposed changes.</p> <p>(Sent 14/9/22)</p>

20220946 Approved	Long Mead Tanyard Hill Shorne Gravesend Kent DA12 3EN	Application for non-material amendment to planning permission reference number 20220157 to allow rendering of the proposed extension and rear/sides of the existing property.	<p>The Parish Council OBJECTS to this proposal, which it considers to be more than a non-material change. It is noted that the plans for both the original application and this present one are confusing over whether there were originally any doors on the side elevations and on which side of the house they were located.</p> <p>The property is part of an Estate of “Billings” brick-built houses, in a prominent position on Tanyard Hill and therefore highly visible in the streetscene. There will be an adverse effect on local amenity if the incongruous render is visible from the roadway.</p> <p>In commenting on the original application 20220157, the Parish Council remarked that “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.” The latter is not now the case with this present application. It is considered that if there are problems with the rear brickwork they should have been identified before now, and we note that the other “Billings” houses do not apparently have such a problem. To our understanding, it is always possible to obtain matching bricks to use in blocking up openings. The Parish Council considers that if some rendering is considered essential then, in order to reduce visual impact from the street, it should only come as far forward as to cover any redundant door openings on the side elevations, i.e. no further forward than 2/3 along the longer side elevation (and matching on the shorter elevation) as measured from the rear.</p> <p>We note that the render is white, Conditions should be attached to ensure that the colour does not change. (Sent 14/9/22)</p>
20220951 Permitted	Installation of solar panels onto garage roof.	Davenpen , Forge Lane, Shorne, Gravesend Kent DA12 3DP	<p>This property, which has extensive grounds, lies within the Shorne Village Conservation Area. The house itself is a modern building fronting Forge Lane, the garage lies some way to the rear of the house, at a lower level.</p> <p>The property is situated close to buildings of historical interest but the Parish Council considers that the proposed design is not likely to result in significant impact on the historic buildings or on the wider landscape. (Sent 12/9/22)</p>
20220956 Permitted	28 Coutts Avenue, Shorne, Gravesend, Kent DA12 3HJ	Reserved Matters Application for the approval of details of appearance, landscaping, scale, full particulars of all fences, walls or other means of enclosure to the	<p>This application relates to application ref 20190870 however a later application ref 20220642 is awaiting determination.</p> <p>The application has several sections and the Parish Council has the following comments with objections where stated: Plot 28A The original application proposed a 3-bedroom dwelling of the same footprint as the original No 28 whereas this application has a 4-bedroom house with a larger footprint at location 28A.</p>

		<p>plot boundaries of the residential units and of cycle storage and refuse bin storage facilities pursuant to outline planning permission reference number 20190870 for the outline application with some matters reserved for the demolition of existing garage, and erection of 2no. three bedroom houses each vehicular access.</p>	<p>Application ref 20211382 subsequently allowed No 28 to have a changed design and 4 bedrooms, the Parish Council had OBJECTED to this due to the proposal being an incongruous design and forward of the building line, and with a low amount of amenity space for the area but permission was granted by GBC. There is no reason for the design and size of 28A to also be changed, and a design based on the previously agreed 3-bedroom footprint should instead be submitted as that would blend better between Nos. 28 and 30.</p> <p>The Parish Council considers that with the small and constrained size of the plot, a 4-bedroom house represents overdevelopment.</p> <p>Alternatively, if GBC are minded to permit a 4-bedroom design matching No 28 then we suggest that 28A should be moved back on the plot so that the building line averages between the new design No 28, and No 30, and be given a larger garden by splitting the remaining plot between dwellings 28A and 28B. The amenity space of 28A is presently very small and out of character with the general area.</p> <p>The bin store for 28B encroaches on the parking provision for 28A (see also below).</p> <p>The plot only has two parking spaces and no visitor parking. Parking on Coutts Avenue is extremely constrained through a combination of narrowness and competitive demand and this proposal makes the situation worse through the creation of wide crossovers, as also at No 28, as well as the access road to 28B.</p> <p>Plot 28B</p> <p>It is not clear if the shed/cycle store is only for 28B or is shared, which would be unusual. Assuming it is only for 28B it would be better located nearer the house it relates to.</p> <p>Subject to comments above about the inadequate amenity space allocation of 28A, 28B could usefully be moved to be more central on its plot.</p> <p>As stated in our previous representations the bin store is impractically (for the dwelling/residents) and pointlessly distant from the house as GBC refuse collectors anyway require bins to be taken to the kerbside for their access.</p> <p>Conditions should be attached such that the loft cannot be converted, or only with high level roofslope windows.</p> <p>The proposed accommodation is cramped and out of character with the area. There is a disproportion between the size of the bungalow and the size of its plot, the bungalow could be made larger in footprint (but only single storey).</p> <p>This plot also has only two parking spaces although the turning head could be used by visitors for short periods.</p> <p>Overall matters</p> <p>We note that there are no trees on the proposed plots, especially 28B as shown although examination of</p>
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<p>20220957</p> <p>Withdrawn</p>	<p>The Old Parsonage Butchers Hill Shorne Gravesend Kent DA12 3EB</p>	<p>Application for approval of condition 3 attached to listed building consent reference number 20200308 relating to implementation of a watching brief to be undertaken by an archaeologist</p>	<p><i>For garage structure: Evaluated, no comments required</i></p>
<p>20220959</p> <p>Approval of details</p>	<p>The Old Parsonage Butchers Hill Shorne Gravesend Kent DA12 3EB</p>	<p>Application for approval of condition 6 attached to planning permission reference number 20200308 relating to archaeological field evaluation works in accordance with a written scheme of investigation and timetable and following on from the evaluation, any</p>	<p><i>For new barn: Evaluated, no comments required</i></p>

		safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation	
20220995 Prior Approval Required and Refused	Furzy Lea Bowesden Lane Shorne Gravesend Kent DA12 3LA	Single storey rear extension with a depth of 8.00 metres, maximum height of 3.50 metres and eaves height of 2.40 metres.	The Parish Council has no objection in principle to the property being extended to the rear, subject to there not being any significant valid objections from neighbours. The house is relatively small for the size of its plot, it is located in the Green Belt and borders the AONB. We note that the area of the proposed extension is 8m by 6.25 m (52sqm) but the area of the original/existing house is approximately 84sqm, so the proposed extension represents an increase in floor area of approximately 62%. (Sent 18/9/22)
20221007 Refused	2 Bunny Hill, Tanyard Hill, Shorne, Gravesend Kent DA12 3EP	Erection of two-storey side extension, roof alteration, facade alterations, floor plan redesign and all associated works	The Parish Council has no objection in principle to the property being extended, subject to there not being any valid objections from neighbours, but has the following comments: The property is semi-detached and set well back from the roadway. Although the adjoining property has been extended at the side and rear, single storey, and has an extended side dormer (all without planning permission) the overall appearance from the street at present remains fairly symmetrical, which the proposal will alter. The property has an original floor area of 72.5sqm (including the narrow integral garage but excluding the conservatory which appears to be a later addition) and the proposal will add 32sqm or 44% to the floor area. The proposal will cause loss of the existing shed and car port, and some mature hedging. The existing roof will be extended, with the same ridge height, and with the further extension being subsidiary at the front but not the rear. Bedrooms will increase from 3.5 to 4. Parking will be relatively unchanged as the integral garage is probably too narrow for modern cars. No new side windows are proposed. (Sent 28/9/22)
20220913 Certificate	Lark Rise Pondfield Lane Shorne	Application for a Lawful Development Certificate in respect of the proposed	The Parish Council OBJECTS STRONGLY to this application and considers that full Planning permission is required. The existing property is a now a large house due to previous extensions (original floor area

Refused	Gravesend Kent DA12 3LD	stationing of a mobile home in the garden of the property, for use for hobbies and an integral part of the overall use of the house.	<p>approximately 60sqm), in a large curtilage. It is located in the Green Belt and the Area of Outstanding Natural Beauty. No “very special circumstances” have been put forward to justify this application for a large new structure that will be visually intrusive, negatively affect openness and potentially have landscape impact, as well as causing loss of mature trees.</p> <p>The proposal is for a very substantial building which is 18m by 7m, so with a floor area 126sqm, which greatly exceeds the size of standard mobile buildings that can be delivered as one unit. While prefabricated panels/subunits might be used in its construction, it appears to be a fixed structure which cannot, due to its size, be moved as single entity. It needs foundations for installation and includes a full bathroom which will need water supply and sewerage, as well as power supplied.</p> <p>The actual proposed site has not been specified, this needs to be defined and, as ancillary accommodation, should be as close to the house as possible rather than widely separated as indicated. The building has the appearance of ancillary residential accommodation or a separate dwelling rather than being solely for “hobbies”.</p> <p>A full planning application is needed so that Conditions can be attached preventing use as residential accommodation and as a separate dwelling, alternatively strong narrative comments are needed. If the structure is regarded as temporary then any permission could also possibly be made personal to the applicant.</p> <p>(Sent 28/9/22)</p>
20220839 Refused (GBC Planning Committee)	Cobham Lodge , Valley Drive, Gravesend, Kent DA12 5UE	Conversion of existing house to 10no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2no. dwelling houses including proposed new dormers. Construction of new apartment building to form 11no. new apartments. Construction of 8no. semidetached and 1no. detached houses	<p>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.</p> <p>The Parish Council commented objecting to the previous application ref 20190169, which was refused. This current application shows some improvement on the previous application however the Parish Council still wishes to overall OBJECT to this proposal for the following reasons:</p> <p>The site presently features a good sized detached house, plus a large detached annexe, on a large garden plot with similar sized neighbouring houses. Alongside are other houses that were built subsequently along the southern boundary, some very close to it. The existing buildings fit in well in the area, which is an urban fringe to rural setting.</p> <p>The proposal has several sections:</p> <p>a. To convert and extend the existing house (side, rear and loft) and convert to 10 flats:</p> <ul style="list-style-type: none"> • Retention of the existing building will have less impact on the streetscene • The proposed flats are small but this could be a useful addition to accommodation locally • There are 9 parking spaces but 10 flats. <p>b. Conversion of rear annexe building to 2no. dwelling houses including proposed new dormers:</p> <ul style="list-style-type: none"> • No objection as the building already exists and conversion is proposed.

		and associated development.	<p>c. Construction of new apartment building to form 11no. new apartments:</p> <ul style="list-style-type: none"> We OBJECT to this element due to landscape impact and overlooking of neighbouring properties so reducing their amenity - It would be preferable for it to be omitted but if to be permitted, this block is at least one storey and possibly two-storeys too tall. If omitted then both parking spaces and landscaping could overall be improved. <p>d. Construction of 8no. semidetached and 1no. detached houses and associated development</p> <ul style="list-style-type: none"> These are proposed very close to, and causing overlooking of, existing neighbouring housing and should be reconsidered as they are negatively impacting amenity. We OBJECT to the half-a-semi at the end as it looks incongruous and shoe-horned into place, so should be omitted. Without this the properties could be more separated, reducing the terraced appearance. <p>Increased traffic volumes and turning movements in an increasingly busy traffic area are also a concern. The new flats 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, Claylane Woods and the general Green Belt landscape.</p> <p>The proposal overall is out-of-character and results in over-intensification of the plot. We consider this proposal to be overall inappropriate, to include backland development and to constitute overdevelopment of the site.</p> <p>Parking arrangements are impracticably minimalistic in size and numbers. If unallocated (as suggested by others) there will be constant neighbour disputes being built into the scheme. There is also no visitor parking provision and there are no electric vehicle charging points.</p> <p>The failure to provide any affordable housing as part of the scheme is regrettable.</p> <p>Permitted development rights should be withdrawn.</p> <p>(Sent 24/10/22)</p>
20221023 Permitted	Ringland Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Retention of a shed in the rear garden	<p>The Parish Council has no objection in principle to this proposal providing that there are not any significant objections raised by neighbours.</p> <p>Although the location halfway down the garden is less usual, with the adjacent hedging and fall of the land there should not be any/much visual impact.</p> <p>(Sent 8/11/22)</p>
20221046 Prior Approval Is Required	Shornemead Level Crossing Queens Farm Road Shorne Gravesend Kent	Application for prior approval under Part 18 of the Town and Country Planning (General Permitted Development)	<p>The Parish Council welcomes this application at last coming forward. We note that the authorised user vehicle crossing will be unaffected.</p> <p>During the past nearly three years since the crossing and Public Right of Way NS318 was closed unilaterally by Network Rail, without any prior discussion with the Parish Council, residents and visitors have been cut off from access to the National Cycle Route (Sustrans Route 1) on the northern canal</p>

and Approved	DA12 3HU	Order 2015- Construction of a stepped footbridge	<p>towpath, and the Thames riverbank via Fort Road. This has caused considerable community annoyance and inconvenience, as well as creating additional safety risks through the need to use alternative routes which may pose greater dangers.</p> <p>The proposed location appears to be fully on Network Rail owned operational land. (The blue line boundary shown may not be fully correct as regards the actual roadway, both south and north of the railway line, but that is not material to this application).</p> <p>The proposed design appears satisfactory at this time as a balance has been struck between provision of accessibility for people, including with bicycles, in line with historical use, while not providing easiest access to the marshes for unwanted motorbikes and other previous abusers of the crossing. We note that no lighting is proposed, which is correct for the landscape area.</p> <p>If any changes to the design are proposed in the future, including any lighting, then a new planning application should be submitted.</p> <p>(Sent 20/10)</p>
20221097 Certificate Refused	Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN	Application for a Lawful Development Certificate in respect of the proposed erection of a two storey rear extension.	<p>The Parish Council notes that the applicant also submitted an application for a single storey rear extension, which was permitted (see also 20220869) – the two applications together would result in a full-width rear extension.</p> <p>This is a reapplication following the refusal of permission for application ref 20220868</p> <p>This proposal modifies the roofline of the previously submitted plans, introducing a new roof angle which is not visually compatible with the rest of the property. This appears to have been done in order to meet criteria over increase in loft volume.</p> <p>The proposal will still increase the bulk and mass of the property, increasing the floor area by a further approximately 35sqm and extending 3/5 the width of the house as existing.</p> <p>The house has already been extended considerably plus other built forms have been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building), the area of which should all also be taken into account.</p> <p>The roof of the proposed extension does not show subsidiarity to that of the existing house.</p> <p>We note that Bedroom 2 will still not have open access to a bathroom, a proposal which has led to refusal of other applications in the area.</p> <p>A Juliet balcony is proposed for Bedroom 1, this will not cause any increase in overlooking.</p> <p>(Sent 8/11/22)</p>
20221100 Permitted	Glen Hurst Pear Tree Lane Shorne	Double storey side extension, loft conversion including two rear dormers	As expressed previously, the Parish Council has no objection in principle to the property being extended however has some concerns about this application, which is a resubmission with modifications of the previously refused application 20220746.

	Gravesend Kent DA12 3JT	and addition of a porch.	<p>The modifications made since 20220746 have further increased the bulk of the property, as viewed from the roadway by changing the existing part mansard roof into a much higher, pitched roof on both the original house and the extension. In that circumstance it would seem likely that this application should also be refused.</p> <p>The existing house is relatively small for the size of its plot and is located to one side. Part of the site is woodland.</p> <p>There will be impact on openness in the Green Belt.</p> <p>The plans do not include any hard or soft landscaping.</p> <p>We note that a considerable area of land on the site appears to have previously been changed to hardstanding, the purpose and need for this is unclear.</p> <p>In view of the size of the proposed extension (>50% increase in footprint) and the observed land clearance we request that permitted development rights for the site should be withdrawn.</p> <p>(Sent 8/11/22)</p>
20221114 Permitted	Shorne Mead , Pear Tree Lane, Shorne, Gravesend Kent DA12 3JT	Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above	<p>This application is a resubmission of application 20181314 which has expired. The Parish Council objected to that application (as we had previously to the similar 20170496) but the application was permitted by GBC.</p> <p>The Parish Council wishes to OBJECT to this application.</p> <p>Normally, a reapplication would not be opposed however for this property there has been considerable development of the site in recent years, which alters the context of this present application.</p> <p>The application title refers to alterations however the previous application referred to demolition, this is supported by the unchanged planning Statement and identical plans, and needs to be clarified.</p> <p>The proposals include a garden room however three large garden structures have recently been built and were given retrospective planning permission. We question whether there can be justification for that aspect of the present proposal.</p> <p>The proposal still has the appearance, functions and easily achieved potential of being a self-contained, detached house.</p> <p>This latest application does not put forward reasons to set aside policies designed to protect the Green Belt and the local environment. The application does not discuss what alternatives to the proposal have been considered or why a substantial detached building is the best way to provide the desired functions.</p> <p>We note that permission has also been given for an 8m deep extension at the rear of the main house.</p> <p>The site is now suffering from overdevelopment.</p> <p>The proposed Juliette balcony and large windows on the north-east elevation could give rise to loss of amenity and overlooking of the neighbouring property (Little Priory).</p> <p>Under previous approved planning applications, the use of the building was conditioned to only be a</p>

			garage and gym/games room ancillary to the main house. If this application is to be permitted, then we request that the building permission should be strongly conditioned that residential use is restricted to its being ancillary to the main house of Shorne Mead, and that it cannot be used for overnight accommodation or as a separate dwelling. (Sent 8/11/22)
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