

**Minutes of the Parish Planning & Highways Committee Meeting held on  
26<sup>th</sup> January 2023 in Shorne Village Hall**

**PRESENT**

Mrs S Lindley (Chairman)  
Mr R Hardy  
Mr R Lane  
Ms P Clifton  
Mr R Theobald

**APOLOGIES**

Mr C Rea  
Mr J Bugg (Vice Chair)  
Mrs L Williams

**In attendance:** No Parishioners

**54. To receive any declarations of interest for any items on the agenda** – Mr Theobald declared that he is a neighbour of No 2 Warren View if this is discussed however any discussion will be on general matters.

**55. Minutes of previous meeting held on Thursday 10<sup>th</sup> November 2022.** The minutes had previously been circulated and some minor amendments made. The minutes were approved with all present and agreed.

**Planning:**

**56. 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 noted by members present. Since circulation:

- a. **Telecoms mast installation at Inn on the Lake** – this is being upgraded/changed to include mobile communications, but the range and the provider are unknown at present. Mrs Lindley will contact the operator to ask (*subsequent to meeting – actioned by Mr Lane*).
- b. **No 3 Park Cottages** - Mr Theobald commented that this is adjacent to a listed building, the gap to the neighbouring building should be at least a whole meter wide.
- c. **Need to check the reference to the Standing Orders** – Mr Lane had pointed out that the heading of this section may be incorrect following revisions to the standing orders, Mrs Poole will check and amend for future meetings.

**57. Planning Applications of note and Gravesham Borough Councils decisions:**

- a. **20220839 Cobham Lodge, Valley Drive** – refused at Gravesham Borough Council Planning Committee in November 2022.
- b. **20220965 Land Between 29 And 31 The Street** – refused at Gravesham Borough Council Planning Committee in January 2023. There had been a lack of notification from Gravesham Borough Council, but Mrs Lindley did manage to get a representative slot to speak on behalf of the Parish Council. There was discussion about what would be acceptable on the site.

**58. Notices of Appeal:**

- **20221007 2 Bunny Hill, Tanyard Hill** – An appeal has been lodged against the refusal by Gravesham Borough Council to allow the application for a side extension.

**59. Gravesham Borough Council enforcement updates:**

Nothing to report. It is a concern that no feedback is being received.

**60. Major Plans etc affecting the Parish:**

**a. Lower Thames Crossing:**

- The Development Consent Order (DCO) was accepted by Planning Inspectorate on 28<sup>th</sup> November, approved to proceed to examination stage.
- The Statement of Common Ground (SoCG) was submitted (as an issues log), the Planning Inspectorate has now said they need a Principle Areas of Disagreement Summary (PADS), which apparently can only include about 10-15 points. This might mean we need to combine information if only a limited amount of points is allowed. We are still waiting for the template.
- Registration as an Interested Party opened on the 9<sup>th</sup> January, until 24<sup>th</sup> February, as well as SPC anyone can and should register to convey the strength of local opposition.
- Local information events (non-statutory) – Chalk Parish Hall 6<sup>th</sup> Feb 3-8, Cascades 8<sup>th</sup> Feb 3-8, Bluewater (o/s M&S) 15<sup>th</sup> Feb 10-8.30

**b. Outside Parish but with impact:**

- **London Resort** – uncertainty continues concerning the proposed Theme Park.
- **Ebbfleet Corporation** - redevelopment of the football ground, addition of a sports centre and swimming pool etc, along with 3000 houses to be built in the area. Businesses used by residents will be displaced although parts of the area are now in very poor condition.

**Highways:**

**61. Accident reports: -**

- a. 2<sup>nd</sup> January 2023 Green Farm Lane.** A white van went up the bank to avoid another vehicle (no collision), leading to it turning over outside New Cottages.
- b. 18<sup>th</sup> January 2023 Woodlands Lane.** One car only involved in the early hours of the morning which skidded badly on the ice and took out a supporting pole and power cable. The road was closed for the day.

**62. Traffic monitoring:**

- a. Speed watch:** Ms Clifton reported that on the 6<sup>th</sup> December 2022 a speed watch session was carried out with 6 cars observed travelling at between 35-40mph, these were all first offences. No more sessions could be undertaken due to the low light and weather conditions.
- b. Lorry watch:** Mrs Lindley attended a Community meeting with RS Skips and KCC on the 14<sup>th</sup> December 2022, it was reiterated that there should only be 35 movements per day in each direction (inward and outward). They have been informed that an enforcement notice may be issued if there are further infringements of their licence. Issues regarding other vehicles accessing Queens Farm Road were raised with KCC but these are not restricted in the same way.
- c. DB Cargo vehicles:** Mrs Lindley has previously reported these to GBC enforcement and will do so again/find out whether any action is being taken.
- d. Green Farm Lane:** Mrs Poole received a complaint from a Parishioner in Green Farm Lane, regarding lorries using the road, Mrs Poole and Mrs Lindley advised the Parishioner that we need more information, i.e. company name/logo, type of vehicle

and registration details as without this information it cannot be actioned under Lorry watch. Full details are on the SPC website.

**63. Road condition/highways issues and hazards:**

- a. **Forecourt of shops** – referred to KCC but Mr Lane reported that he has not even had an acknowledgment that this has been received, Mr Lane will chase this up with Kevin Gore and Bryan Sweetland.
- b. **Thong Lane hedges** – Mrs Lindley reported that the KCC work to cut back encroaching hedges has now been done.
- c. **KCC winter road services (gritting, snow clearance, salt bins)** - Ms Clifton reported that the Recreation Ground bag needs more salt, Mrs Poole will contact KCC. If anyone knows of any others that need filling contact Mrs Poole.

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

- a. **Vans permanently on roadway:**
  - **Pear Tree Lane (including blocking of footpath access):** a polite notice will be put on the vehicles again from the Parish Council. Mrs Lindley had previously asked for Double Yellow lines but was told that they could not be placed at footpath entrances.
  - **Manor Field:** Mrs Lindley has put in a request to KCC to find out why there is only a double yellow on one corner of Manor Field and not the other. The wide van that keeps parking on the road is causing the refuse and other delivery lorries to drive over the pavement which is repeatedly subsiding.
- b. **Deficient road markings and parking in sightlines - bus stopping area Village Hall to corner of Manor Field:** See also previous point, Mrs Lindley has raised a query with KCC as the dashed double white lines stop in the middle of road and there are no bus stop markings.
- c. **School parking and drop-off issues (stopping on zigzag markings at school entrance):** Mrs Lindley attended a meeting on the 5<sup>th</sup> January following the parking enforcement visit in November 2022 which revealed this problem. The main issue locally is about parking on the Forge Lane double yellow lines. Mr May at GBC has agreed to only send parking attendants in the afternoons.
- d. **Faded yellow lines** – The lines are worn in various locations such as Bowesden Lane, Brewers Road, The Street and these will be reported to KCC. When Brewers Road was reported previously the response (GBC at the time) was that they were just dirty, which did not appear to us to be the case, however nothing was done.
- e. **Pear Tree Lane (steep part, white road edge lines)** - A parishioner has made a formal complaint to KCC after requesting the white edge lines to be renewed however they consider that as installed, possibly incorrectly, there may be an increased accident risk at their driveway due to encroachment.
- f. **Burdett Ave, wall damage 29<sup>th</sup> December** – A parishioner has been in contact as her wall has been damaged again by turning lorries, Mrs Lindley has been in contact with KCC but they have refused additional signage.

**65. Feedback from KCC Highways:**

- a. **KCC Highways and HIP (Highways Improvement Plan)** – Mrs Lindley and Mr Lane had a introductory meeting on 21/11/22 as KCC Highways has been restructured, and a further meeting on 23/1/23 to discuss the HIP. The proposed 20mph scheme has been extended further north on Forge lane, with 30mph from the end of this area up to the crossroads. There is a lack of information at KCC as to why the A226 speed reduction scheme was dropped. Mr Lane reported that they now have requested an

Internal HIP where the Parish Council decides priorities for only 5 items to go forward to KCC, of which only two per year might be actioned. Mrs Lindley commented that overall this is creating a barrier to problems being resolved even if the parish will be paying for small items such as additional signs from precept monies. KCC's budget for Parish Councils averages less than £500 each.

- b. **GBC:KCC Joint Transport Board** – Mrs Lindley was unable to attend the last meeting on the 30<sup>th</sup> November and the next one is 8<sup>th</sup> March 2023, she will only attend if the agenda items seem relevant.
- c. **KCC Highways visit** - The New KCC director of Highways, Ms Haroona Chughtal visited with the whole of her team and Mr Sweetland on 29<sup>th</sup> November and met with Mr Lane and Mrs Lindley at No3. This was impressive as such a tour had not been undertaken by previous postholders.

**66. Open Consultations:**

- a. **National Highways and Transport Survey 2022/23, to 28<sup>th</sup> 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](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)
- b. **KCC Community Services Consultation, to 28<sup>th</sup> March 2023**  
[https://letstalk.kent.gov.uk/community-services-consultation?utm\\_source=ehq\\_newsletter&utm\\_medium=email&utm\\_campaign=ehq-Community-Services-Consultation&utm\\_source=ehq&utm\\_medium=email&utm\\_campaign=website](https://letstalk.kent.gov.uk/community-services-consultation?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Community-Services-Consultation&utm_source=ehq&utm_medium=email&utm_campaign=website)

**67. Closed consultations/for information:** None relevant to report

**Any other business:**

**68. Matters raised by Members**

- a. Mr Theobald reported that there are two bad potholes in Swillers Lane, he considers that these need reconstruction due to the depth, he will report them to KCC online.
- b. Ms Clifton reported that the Environmental Team were called out to Shorne Common Rough due to the fly tipping (mattresses) an excellent turnaround from being reported and being removed, there was no evidence found as to who was responsible.
- c. Ms Clifton asked Mr Theobald and Mrs Lindley for a repeat date to meet with the Scouts regarding the Trees/Hedges they are going to be planting in March, this will be arranged outside of the meeting.
- d. Mr Hardy requested that something should be done to improve the heating in the Committee Room as it is too cold.

**69. Matters raised by attending Parishioners - None in attendance**

Date of next Parish Planning & Highways meeting – Thursday 9<sup>th</sup> March at 19.30

There being no further business, the meeting closed at 20.39

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

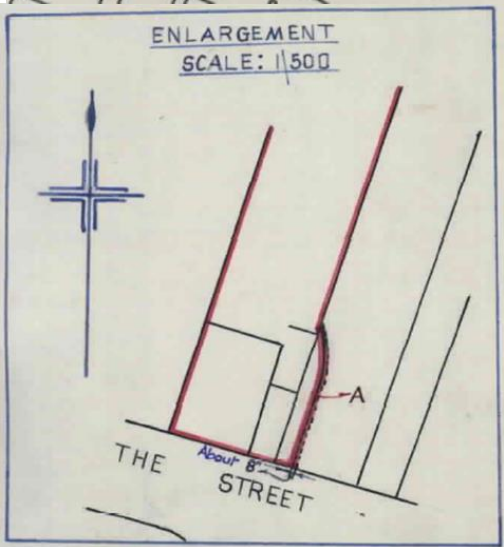
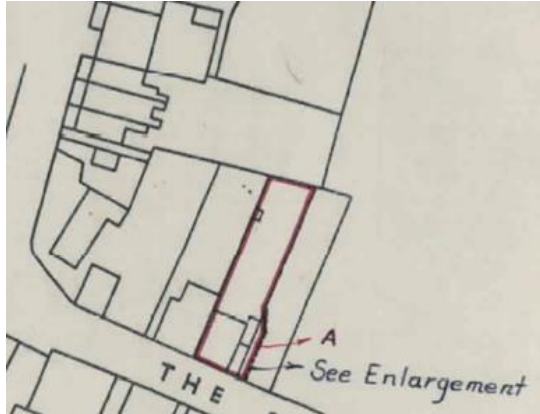
**PLANNING REPRESENTATIONS SUBMITTED from 8<sup>th</sup> November 2022 to 23<sup>rd</sup> January 2023:**

Ref	Address	Description	SPC Submission
<p>20221133</p> <p>Permitted</p>	<p>Courtlands , Gravesend Road, Shorne, Gravesend Kent DA12 3JR</p>	<p>Demolition of existing dwelling and erection of a 3-bed detached replacement dwelling.</p>	<p>This application is the second submission for a replacement house, the previous application Ref 20211361 having been refused by GBC and then dismissed at Appeal.</p> <p>The property has been subject to a considerable number of applications and alterations, this application seeks to retain the previous LDC permission for the swimming pool and three large outbuildings (construction believed to have not yet been commenced) but additionally to demolish and rebuild the existing house with larger dimensions.</p> <p>The Parish Council does not object to the house being replaced as such but has concerns about the further increase in the overall floor area of the house to 218sqm, especially when taken together with the proliferation of other built forms that is proposed for the site.</p> <p>The Parish Council has the following comments and concerns:</p> <p>1) Application title: The application is for a 3-bedroom dwelling but the plans show four bedrooms - this requires clarification with the applicant.</p> <p>2) Demolition and rebuilding of the existing house with larger dimensions: The Parish Council has no objection in principle to this element of the application as the site is large, the built forms are set well back, there will be relatively low impact on the streetscene, and immediate neighbours will not be detrimentally affected.</p> <p>Compared to the previous application, the presently proposed house has a more classic, improved design and is symmetrical.</p> <p>The proposal however reduces openness in the Green Belt by virtue of the increased width and mass of the building, which will be visible in the landscape from higher ground. No “very special circumstances” have been cited that would justify the overriding of protective Green Belt policies.</p> <p>We note that the house was previously/has already been extended by more than 100% compared with its original footprint, and this present proposal, along with all the outbuildings, intends a very much greater total built ground floor area (218sqm).</p> <p>We previously suggested that, if the house is being replaced then a basement level could be introduced which would remove the need for one of the proposed large outbuildings, especially as the proposed new house includes a large study, however this suggestion has not been taken up by the applicant. Instead, it is stated in Point 3.4 of the Planning and Design statement accompanying this present application that the applicant intends to implement all three of the large outbuildings previously permitted through LDC prior to rebuilding the house. In that case, the floor areas of those buildings should also be taken into account when assessing this application.</p>

			<p>3) Changes of note since the previous application:</p> <ul style="list-style-type: none"> <li>• Documents no longer refer to a habitable loft floor level. A wide landing is shown on the first floor.</li> <li>• Photographs included in the Appeal documentation show built brick walling structures that are not included in the plans.</li> <li>• Plans include a “Boot room/cycle store” on the ground floor however the Planning and Design statement states (see points 5.55 and 5.56) that cycle provision is provided within the garage (Outbuilding C)</li> <li>• A small 4th bedroom is shown on the first floor.</li> <li>• A round structure is shown in front of the house and building line.</li> </ul> <p>4) Suggested Conditions:</p> <ul style="list-style-type: none"> <li>• The applicant should be reminded that the existing and proposed outbuildings are only annexes to the main house and cannot be used residentially or as separate dwellings. Excepting with additional planning permission they cannot be joined together or otherwise altered, cannot be subject to any change of use or used for any commercial purpose, cannot be repositioned or extended, and the pool cannot be enclosed.</li> <li>• All hardstanding must be permeable.</li> <li>• In view of the quantum of development that has already been permitted on the site, and the applicant states is intended to take place, we request that Permitted Development rights should be withdrawn, in the interest of safeguarding against any further damage to the Green Belt through encroachment on openness.</li> </ul> <p>(Sent 28/11/22)</p>
<p>20220965  Refused (GBC Planning Committee )</p>	<p>Land Between 29 And 31 The Street Shorne Gravesend Kent</p>	<p>Demolition of the existing garage and erection of a detached 3- bed dwelling with associated parking, amenity space and landscaping.</p>	<p>The Parish Council wishes to overall OBJECT to this application, with the following comments:</p> <ol style="list-style-type: none"> <li>1. The site: This is a very difficult and narrow site, with straight and parallel sides except where narrowed near the front (pavement) boundary. It lies within the Shorne Village Conservation area, and is also constrained by an ancient wall on the right (eastern) border. The plot is fairly level however The Street drops away from west to east.</li> <li>2. Previous uses: Historically, the site was used for a greenhouse and private allotment at the rear and for a small prefabricated garage and hardstanding near the roadway.</li> <li>3. Previous applications and Appeal: There have been several previous planning applications, not all of which are listed in the supporting documentation. All previous applications have been refused/withdrawn, and an Appeal in relation to the most recent application Ref 20180857 was dismissed. The Appeal discussion referred to the importance of the openness of the site to the Conservation Area.</li> <li>4. Disagreement with applicants supporting statement: The Parish Council disagrees with various content of the applicant’s supporting statement.</li> <li>5. Site plans submitted are incorrect: <ul style="list-style-type: none"> <li>• Land Registry plans for the adjacent property at 29 The Street ref K189870 have been accessed</li> </ul> </li> </ol>

online, and these show that the submitted layout and land ownership plans, and therefore the measurements of available width of the site, are incorrect. (An additional narrow strip of land was also transferred in 1967).

- There is presently no fence/wall separating off the front of the site from the land belonging to No. 29, and allowance needs to be made for this in the plans. However, installation/construction, also of the western wall of the proposed house, would be constrained by the safety margin needed for the sewer drains and manhole access needs. The manholes appear to be on the land belonging to No 29.



			<ul style="list-style-type: none"> <li>• The submitted “Street View-proposed” plan shows a significant fall in level at the rear of the property but this should not be the situation.</li> </ul> <p>6. Other constraints: As well as the remaining part of the ancient wall on the right, the site contains sewer drains serving other and neighbouring properties that also cross the site - consideration would need to be given to these structurally within the design and any subsequent build. A large soakaway is noted shown at the end of the garden. We also observe that aerial wires to another property cross the site.</p> <p>7. Proposed design:</p> <ul style="list-style-type: none"> <li>• While some minor changes have been made since the previous application, we have to continue to OBJECT to the proposed design, considering it to provide cramped accommodation and to be too large for the site, possibly constituting overdevelopment. A two-bedroom dwelling might be more appropriate for such a constrained site.</li> <li>• Insertion of an incongruous, narrow detached dwelling would be detrimental to the street scene and also to the amenity of neighbouring properties: No 31 would be particularly affected by the higher roof ridge height and 2nd storey rear projection while No 29 will suffer loss of light to habitable rooms and its side windows would face a featureless blank wall.</li> <li>• We OBJECT to the proposed two-storey rear projection as it negatively affects the amenity of the neighbouring property at No 31 - a single storey rear projection as shown, but which could be across the full width, would be acceptable instead.</li> <li>• We are concerned that there is proposed to be a spare room marked “study” on the first floor, which could easily be used as an additional bedroom. The plans convey the impression of a four-bedroomed house, while there are two dining tables shown on the ground floor so there is room for a home office area there. We suggest that the 1st floor bathroom should be moved into the “study” space and the rear projection of the bedroom removed with incorporation of the previous bathroom space.</li> <li>• The proposed bin and cycle shed is impractically distant from the house and affects the amenity of the neighbouring properties. The gap at the side of the house is constrained by the ancient wall so the side wall of the house will need to be located far enough away from it to allow bins to pass through while two vehicles are parked. Bins put out for collection must not obstruct the pavement.</li> </ul> <p>8. Parking: The plans show only two spaces, one of which impedes access to the front door when in use while the other will block access to the side gate. The proposed spaces are only 4.9m deep and are less than 2.5 m wide, which dimensions are substandard. There is no visitor parking provided and the immediate area has double yellow lines. This area of the village has great competition for on-street parking spaces, with nearby side roads all being very narrow. The proposed dwelling is likely to increase such problems, and this is a significant concern. The fully open frontage for parking is unusual for the area and will be visually intrusive.</p> <p>9. If to be permitted/suggested Conditions to be attached:</p>
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			<ul style="list-style-type: none"> <li>• Materials to be used should harmonise with existing properties nearby in the area.</li> <li>• Removal of Permitted Development Rights to prevent subsequent further extensions of the property and any garden buildings.</li> <li>• Requirement to retain and conserve the remainder of the ancient wall.</li> <li>• Parked vehicles must not overhang the pavement/dropped kerb area.</li> <li>• A construction method statement and detailed plans of the retained manhole access and bridging of foul drains should be provided and agreed before any construction can begin.</li> </ul> <p>(Sent 9/11/22)</p>
20221063  Approval of details	25 Coutts Avenue Shorne Gravesend Kent DA12 3HJ	Application for approval of condition 2 attached to planning permission reference number 20211314 relating to details of the facing materials to be used in the construction of the external surfaces.	<i>Plans reviewed, seem OK – assessed no representations required</i>
20220548  Approval of details	Former Site Of Daymer Green Farm Lane Shorne Gravesend Kent	Application for the approval of conditions 4, 5 and 6 attached to planning permission reference no 20190668 details relating to (4) type of obscured glazing, (5) hard and soft landscaping and (6) soft landscape specifications.	<i>Plans reviewed, seem OK – assessed no representations required</i>  Front landscaping appears not as plans, to check and raise with GBC
20221105  Refused	Shorne Mead Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Application for approval of condition 3(i)(ii)(iii)(iv)(v)(vi) and (vii) attached to planning permission reference number 20220543 relating to details of	There is only one sketch available on the GBC website as accompanying this application, it shows only the planting area immediately above the “lake”. The Conditions refer to many aspects including all planting areas in the whole of the rear garden that has been landscaped, and specifically including detail of boundary treatments. We also mention here that no exterior lighting has been included in plans submitted to date, hence none is permitted. Full plans and details need to be provided as detailed in the relevant Condition (reproduced below).

		<p>landscaping to new gabion basket constructed walls.</p>	<p>For information, Condition 3 from Ref 20220543:            Within three months of the date of this decision notice a plan shall be submitted to the Local Planning Authority for approval showing a scheme of landscaping (hard and soft) and boundary treatment. The details shall include:            (i) the type and species of planting to be carried out to include their quantity and size including two trees for every tree that has been lost;            (ii) the retention of the soft landscaping to the side boundaries of the curtilage;            (iii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;            (iv) a timetable for implementation;            (v) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;            (vi) the extent of, and materials for all areas of hardstanding; and            (vii) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.            The approved landscaping scheme shall be implemented in accordance with the approved timetable and maintained in accordance with the approved details. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Authority gives written consent to any variation.            (Sent 16/1/23)</p>
<p>20221108  Permitted</p>	<p>1 Cheneys Cottages , Thong Lane, Shorne, Gravesend Kent DA12 4AA</p>	<p>Creation of a parking area surfaced with porous tarmac and finished with resin bound gravel.</p>	<p>This is a further application following the refusal by GBC of application ref 20220586, with the proposed parking area reduced in size with squaring off, but the opening enlarged.            The Parish Council continues to have some concerns about this application:  <u>1) Retrospective application:</u>            Regrettably, the application is largely retrospective despite the applicant being aware that the property is located in a Conservation Area and that planning permission is therefore needed. It would have been preferable not to have been put in this situation.  <u>2) Size and layout of parking area:</u>            The original size and entrance of the parking area (not drive as in part described) is what was applied for by the applicant. The Parish Council raised no objections. Subsequently, having that design accommodating just two parking spaces was considered acceptable to the Appeal Inspector.            In retrospect, the layout originally proposed and approved was not optimal, and if revision is required then a combined wide driveway and access path (as at Orchard House next door) would be better as the driveway would then provide turning space and visitor parking. Also, a greater hedge height could be achieved which would better screen the vehicles from sight.            The original application as approved at the Appeal had a parking area that was informally laid out, approximately 10.5m wide, with depth varying between about 4m and 6m deep, and with only a 3.8m wide opening in the hedge. The inference was that vehicles would park parallel to each other and the roadway.            The present application has a parking area that is approximately 12.5m wide by 6m deep and the opening width is 6.5m, i.e. a double vehicle width. We previously requested that a parking layout plan should also be submitted, in order to clarify and define the orientation in which vehicles are to be parked, but this has not</p>

been provided.  
If vehicles will park perpendicular to the roadway, the parking area does not need to be so wide if it is only accommodating two vehicles. The same width as the proposed opening (6.5m) would be adequate and would in effect match other dwellings in the row.  
If vehicles are to park parallel to the roadway, as seems to be the case, then the opening does not need to be so wide and the original 3.8m opening to a 10.5m total width would seem adequate.  
The arrangement as seen on Google Streetview appears adequate save for the excess depth and that the fence has been cut back too far on the right hand side. The hedge can be replanted.



We are not convinced that making the opening even wider and more central will assist parking arrangements, rather the opposite, or that it is a requirement for two vehicles to be able to pass each other.  
Traffic volume data and speed is presented but it is still the case that we are not aware of any evidence that parking on the roadside is impossible or unsafe in this location, no incidents being recorded on “CrashMap” in the last ten years.

3) Structural aspects:

There are no longer any steps shown from the parking area to the path. We had previously commented that “the parking area should be lower at the back than the front so that excess water drains back onto the property rather than the roadway, and the path (if needed) should then either be flat or at most gently sloped”.

4) Parking Area surface:

We note the comments from the GBC Highways Officer in the Officer Report for application ref 20211403, we were not made aware of the proposed change to a resin surface prior to the decision.  
The applicant previously suggested that reinforced mesh with grass might be substituted. If that is acceptable to GBC Highways, then it might be more suitable for and compatible with the rural and Conservation Area location as it could appear to just be a grassed area.

			<p>5) <u>Fencing:</u> Fencing off a parking area from the property it serves is unusual, we are not aware of any other residential property in the immediate area or further afield where this is the case. The appearance is visually intrusive, particularly if the roadside opening is to be wider, whereas the original informal plan was described in the Appeal decision notice that “it would not result in a notably more intensive form of development and would still maintain the character of openness that is prevalent within the site and its surroundings”. With the larger, resin surfaced area plus the fencing and pathway, this is not now the case.</p> <p>6) <u>Exterior lighting:</u> No exterior lighting is indicated on the plans however the Google Streetview image shows some lights affixed to fence posts, a Conditions might be appropriate. (Sent 21/11/22)</p>
16/11/22 has disappeared from site Re- check 23/1/23 not there			<p>20221156 Park Farm House Bowesden Lane Shorne Gravesend Kent DA12 3LA Erection of stable block and barn.</p> <p>(Reappeared later – see next meeting’s table)</p>
20221191 Prior approval not required	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.	<p>This is a reapplication, further to the refusal by GBC of application Ref 20220995, with the extension relocated.</p> <p>As before, 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.</p> <p>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 appears to be 8m by 4m (32sqm) but the area of the original/existing house is approximately 84sqm, so the proposed extension represents an increase in floor area of approximately 38%. (Sent 16/11/22)</p>
20221210 Refused	Beech Stables 2 Ifield Farm Shorne Ifield Road Shorne Gravesend Kent DA12 3HE	Erection of single storey rear extensions to form new ensuite bathroom and kitchen; alterations to fenestration.	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:</p> <ul style="list-style-type: none"> <li>• The application description is not entirely correct as it does not mention the construction of a 4th bedroom.</li> <li>• The proposed extensions are in keeping with the existing and neighbouring properties</li> <li>• There is a wooden retaining structure to the bank on the western side of the property, the extensions extend very close to this structure, which could make mutual maintenance difficult.</li> </ul>

			<ul style="list-style-type: none"> <li>The proposed additional bedroom is very narrow and may have finished internal dimensions of less than 2m, which could restrict its future use. (Sent 24/12/22)</li> </ul>
20221239  Permitted	Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Demolition of existing detached dwelling and erection of replacement dwelling and associated works including landscaping, removal of existing outbuildings and swimming pool, a re-sited pedestrian and vehicular access from Pear Tree Lane and the stopping-up of the existing access.	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:</p> <ul style="list-style-type: none"> <li>The proposed house is narrower, taller and deeper than the existing house (which had itself been previously extended), so has about the same bulk when viewed from the roadway. It includes a partial basement level which allows greater accommodation within the same exterior appearance.</li> <li>The proposed roof design is a little unusual but reduces bulk while avoiding a mansard design, there are solar panels hidden from view in the roof valley.</li> <li>The proposed elevations are more conventional in appearance than the existing house, therefore more in keeping with the area overall.</li> <li>The landscaping plan appears satisfactory with plenty of trees and mixed hedges/shrubs, and two wildlife ponds which should be required by Condition to be properly maintained and permanent.</li> <li>The brick path should perhaps be extended to the final part of the garden to provide smooth access for wheelbarrows and other garden maintenance equipment.</li> <li>A shed/garden store will be needed but no additional outbuildings/structures are shown on the plans.</li> <li>In view of the amount of development that is taking place, consideration might be given to the removal of permitted development rights. (Sent 29/12/22)</li> </ul>
20221264 and 20221265 listed building consent  Permitted	Little St Katherines Forge Lane Shorne Gravesend Kent DA12 3DR	Installation of solar panels onto garage roof	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:</p> <ul style="list-style-type: none"> <li>The property is located in the Shorne Conservation Area and is a Grade II* listed building. The garage is of modern but period style construction and is some distance from the main house. It is viewed nearly side-on from the house and the black surfaced and framed solar panels will be on the eastern (road facing) elevation, so will have relatively little impact on the house and the Conservation Area itself.</li> <li>The same applies to the view from St Katherines itself which is also in the Conservation Area and Listed Grade II.</li> <li>We note that a similar application at the neighbouring property Davenpen was recently granted permission under ref 20220951 (Sent 24/12/22)</li> </ul>

20221267  Permitted	25 Coutts Avenue Shorne Gravesend Kent	Retrospective addition of windows to plot 1 and 2	<p>This application is regrettably retrospective, it is unclear how incorrect windows could have been installed. This application has two elements:</p> <p>1) High level windows in flank walls between plots 1 and 2: Although high level it might be better to have permanently obscured privacy glazing in these windows. If considered appropriate, the type of glazing should be secured by Condition. A Condition should also be attached that these windows are non-opening windows as indicated on the plans, although windows that are top hung and only openable above 2m would also be acceptable.</p> <p>2) Side windows on bays of Bedroom 1 in both plots: The windows look outwards to west or east. This change is more of a problem as it affects the privacy of neighbouring properties, particularly of number 29 to the east, which is on lower ground. It would be preferable for these bays to be built as was shown on the original plans. Alternatively, the relevant side windows of the bays could also have obscured glazing, only openable above 2m in height, permanent by Condition. (Sent 16/1/23)</p>
20221289  Refused	7 Fairfields Gravesend Kent DA12 4QG	Change of use of Garage and conversion to flat roof and part double storey side extension with pitched roof and inclusion of Garage	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:</p> <ul style="list-style-type: none"> <li>• The existing property is a three-bedroom semi-detached house, the number of bedrooms is not being increased.</li> <li>• The proposed two-storey side extension shows subsidiarity at the front only. It extends almost to the boundary.</li> <li>• There is a utility room window proposed on the side wall of the extension which would look directly into the rear garden of the neighbouring property, this window should be required by Condition to have obscured glazing and only be openable above 2m height and with a top hung upper window.</li> <li>• The existing garage has already been part converted to storage, the proposed garage will again be of inadequate size to accommodate an average car but could be used for motorbikes/bicycles. A Condition should be attached preventing loss of the assigned garage space through residential conversion.</li> <li>• The existing layout allows parking for up to two vehicles in tandem, in front of the existing garage - this space will be lost by the proposal, which is a matter of concern. Otherwise the property has very limited parking due to the common access layout situation, and no visitor parking. On-street parking in the area, for additional cars or visitors, is very difficult and limited in quantity and could be exacerbated by this proposal. (Sent 24/12/22)</li> </ul>

<p>20221291</p> <p>Permitted</p>	<p>The Old Parsonage Butchers Hill Shorne Gravesend Kent DA12 3EB</p>	<p>Application for variation of condition 4 attached to planning permission reference no. 20200307 for Construction of a garage and drive from Butchers Hill with demolition of an existing timber store building; to enable the timber store to remain until the new garage is constructed so it can be used for building material storage during the works.</p>	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:</p> <ul style="list-style-type: none"> <li>• A Condition should be attached requiring that the timber store building should be demolished and the site fully cleared prior to first occupation of the new garage building.</li> </ul> <p>(Sent 24/12/22)</p>
<p>20221293</p> <p>Permitted</p>	<p>Cascades Leisure Centre, Thong Lane, Gravesend, Kent DA12 4LG</p>	<p>Demolition of the existing Cascades Leisure Centre and public house and redevelopment of the site to provide a new leisure centre with community pool, leisure water, cafe, soft play, 'clip n climb' facility, a six court sports hall, fitness suite, spin studio, 2 no. fitness studios, 2 no. squash courts, a new tennis/netball court, improvements to the existing play area,</p>	<p><i>No comments received, no reps were sent.</i></p>

		landscaping across the site and associated car parking.	
20221310  Withdrawn	9 Warren View Shorne Gravesend Kent DA12 3EJ	Demolition of the existing single storey rear extensions and construction of part two storey and part single storey rear extension, demolition of the existing single storey side extension and erection of new single storey side extension. Single storey rear extension to the existing garage to create a plant room. Loft conversion with rear pitched roof dormer and rooflights. Associated alterations to the existing house. Increased depth of patio including cutting into the bank and spoil to be spread over the adjoining garden area.	The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments: <ul style="list-style-type: none"> <li>• The property is in a dominant position on high ground at the eastern end of Warren View, where it is visible to other properties in the village and on Pear Tree Lane.</li> <li>• The proposal extends the depth of the house by means of a mansard roof, in this instance appropriately as it keeps the roof height consistent with that of neighbours.</li> <li>• Solar panels are proposed on the flat roof of the existing double garage, it is not clear whether these are to be laid flat on the roof or are to be mounted on an angled frame, this needs clarification. Although the panels will not be visible to the village they may be from properties on Pear Tree Lane.</li> <li>• The proposed artificial grass on the garage roof seems inappropriate and unnecessary. It could have visual impact from higher ground. A more conventional roof covering would be preferable.</li> <li>• The proposal involves depositing spoil on adjacent amenity land which is not part of the true residential curtilage of the property (the red line boundary shown is not strictly correct as the neighbouring land has separate Land Registry titles) however, if permissible, this should not cause any problems if properly landscaped.</li> </ul> (Sent 13/1/23)
20221287	2 Warren View Shorne Gravesend Kent DA12 3EJ	Roof conversion with dormer extension and replacement of conservatory roof	The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments and concerns about the proposed design: <ul style="list-style-type: none"> <li>• The property is a two-bedroom bungalow on a corner site which is built side-on to its eastern neighbour (No 3).</li> <li>• While most of the bungalows in the area remain as originally built and purposed (suitable for elderly/less able use), some, particularly on Swillers Lane have already had loft conversions. There are no planning restrictions preventing this from happening.</li> </ul>



			<ul style="list-style-type: none"> <li>• The proposal for the loft alteration is to create a flat roofed rear dormer, with two windows, containing a bedroom and shower room. There is a minor but out of character alteration to the roofline at the northern end in order to effect loft access, and re-roofing and extension of the existing conservatory. There will be some loss of sunlight caused to the rear garden of No 3.</li> <li>• The dormer shower room window should have a Condition attached requiring permanent obscured glazing, and the window should be top hung and only openable above 2m in height from the floor, to ensure privacy of users.</li> <li>• The dormer bedroom window is a problem as it closely overlooks the garden of the property to the east (No 3), therefore adversely affecting privacy and amenity. A similar Condition might also be needed for this proposed window. It might be better omitted and instead to have rooflights (above 2m sill height) or a small pitched roof dormer in the front roofslope (see No 5).</li> <li>• On-site parking should still be adequate for a three bedroomed house.</li> </ul> <p>(Sent 13/1/23)</p>
<p>20221334  Refused</p>	<p>Land At New Green Farm Lower Road Shorne Gravesend Kent</p>	<p>Construction of agricultural worker dwelling, including the provision of all associated landscaping, biodiversity enhancements and drainage infrastructure</p>	<p>This application is effectively a reapplication of previously refused Ref 20210970. Accordingly the Parish Council submits much the same representations as previously and continues to OBJECT STRONGLY to the application as detailed below.</p> <p>To ensure clarity, “New Green Farm” is merely the name that the applicant has given to open fields that were formerly part of Green Farm.</p> <p>Changes identified since the previous application:</p> <ul style="list-style-type: none"> <li>• The site of the proposed CEO’s house has been moved to near the previously permitted barn, this means that it is now closer to and could adversely impact the ambience of Public Footpath NS156.</li> <li>• The building will share the previously permitted sewage packet plant serving the proposed seasonal workers mobile accommodation, and other services.</li> <li>• The proposed house has a smaller ground floor area than the previous proposal, with a basement room added instead. The proposed curtilage is smaller and more appropriate in size.</li> <li>• An agricultural tie is proposed however the house remains designed and intended for the CEO of the owning company and his family and not for true agricultural or rural workers.</li> <li>• The applicant states that they will be purchasing additional land but this is not evidenced or presented as definite so has no material effect on the application.</li> <li>• The applicant also refers repeatedly to their intention to build a large cold storage facility (“proposed cold stores”, note plurality, in point 1.13), and also a packing plant and storage however these do not have planning permission so have no material effect on the application, and permission for this application would not convey permission for those other structures.</li> <li>• A large area of hardstanding has been installed northwest of the permitted barn.</li> </ul>

We also note that:

- The review of local available properties for sale and the agency report have not been updated and do not reflect current availability of properties immediately adjacent to the applicant’s present land.
- Several extracts from press articles have been submitted along with the plans and discussed however we do not consider these to be relevant or to provide additional support to the proposal.
- Reference is again made to pre-application discussion with Gravesham Borough Council but we do not know the complete content of the discussion. Appendices 1, 6 and 7 have not been published.
- To date the applicant has made no attempt to discuss any of their plans with the Parish Council.
- 5125 bins of fruit, which is half the anticipated total for the presently owned land, were satisfactorily produced in 2022 despite the prolonged hot and dry weather. This was achieved without any resident managerial staff, and also without any/many resident seasonal workers (there is only one caravan in place) or apparent need for on-site cold storage and packing.
- The cold store stated as intended is shown on plans as being more than three times the floor area of the existing barn, itself 45m x 19m x 8m high, and located within an approximately 60m by 110m red-lined area. The applicant already has a very large cold store and Packing Plant nearby at their headquarters at Flanders Farm on Ratcliffe Highway so we would question the need for any local facilities rather than taking advantage of economies of scale. The proposed store shown is labelled for only 10,529 bins so as such is below the capacity of the anticipated total landholding production leading to concern that a further cold store building would then be wanted (refers back to use of plural in point 1.13). A requirement for additional seasonal worker accommodation is also suggested.
- Any such developments locally would impact very adversely on Public footpath NS156, which is not indicated on the submitted plans, the openness of the Green Belt and the amenity of nearby residential areas.

The Planning Statement has been updated, now extending to 72 pages, so the points we make below have also changed. Our previous representations for refused application Ref 20210970 also still remain valid. Green Belt location; other designations:

- The proposed site is located in the Green Belt where new dwellings would not normally be permitted. The site is also within the Higham Arable Farmlands Landscape Character Area although that is being sequentially diminished as agricultural land has been sold away from arable farming.
- The proposal would have further adverse effect on openness and lead to further damage to the Green Belt’s purpose in this area, which is to preserve openness, prevent urban sprawl and coalescence of discrete communities.
- The proposed site is located centrally in open fields, where it will have maximal landscape impact to the surrounding area when viewed from higher ground. The applicant includes information only about

			<p>horizontal visual impact, stating incorrectly in point 1.25 that the site “is not readily visible” and in point 1.26 that it will be “well screened within the landscape”. The applicant has not considered the issue that land nearby rises steeply to 500ft and over, where many houses are located, so the proposed house and any nocturnal lighting will have visual and landscape impact in addition to that already caused by the barn and proposed seasonal workers accommodation.</p> <ul style="list-style-type: none"> <li>• We do not consider that sufficient or robust “very special circumstances” have been evidenced that would outweigh the considerable landscape harm that this proposed additional property, together with the applicant’s other stated intentions, would cause.</li> </ul> <p>Nature of the “Farm”:</p> <ul style="list-style-type: none"> <li>• “New Green Farm” is not an existing discrete farm but a parcel of arable fields that were bought by ACGoatham and are being turned into intensive orchards.</li> <li>• There is no historic farmstead that we are aware of at this location.</li> <li>• It is not a livestock farm (meaning horses, cattle, pigs)</li> <li>• It is small being only 67.5 hectares although a further 17.5 hectares may be added.</li> <li>• ACGoatham appear to be trying to create a farmstead in the Green Belt where none presently exists, as they make reference to “farmyard” in point 1.14 and “farmhouse” in point 8.9.</li> <li>• It is noted in particular that the land has no direct connection to the A226 so is being accessed via residential areas and unsuitably narrow roads.</li> </ul> <p>Residence for a “farm manager”:</p> <ul style="list-style-type: none"> <li>• We note that the applicant is the CEO of the very large, diversified, multi-site Company. As such he is not a mere “farm manager” or an agricultural worker or a rural worker. The planning statement again details that most of the working family member time is (unsustainably) spent offsite including at company headquarters rather than that they will be living “at or near their place of work in the countryside” (point 1.27)</li> <li>• We consider that the claim that there needs to be a resident farm manager is overall tenuous as the majority of the reasons given do not stand up to close examination or are solveable by automated (and probably offsite) monitoring and proper implementation of safety policies and procedures.</li> <li>• If such a need was regarded as essential then this should have formed part of the earliest planning applications and been identified from the outset rather than the applicant undertaking piecemeal expansion of the built forms on the site. The same applies to the other mentioned future buildings.</li> <li>• Locating a family home close to/surrounded by likely chemical spraying causes health concerns.</li> </ul> <p>The “Sight and sound” claim:</p> <ul style="list-style-type: none"> <li>• There is no livestock (meaning horses, cattle, pigs) on the site that might require in-person monitoring, which would be the usual attempted justification for a residential need. However we consider</li> </ul>
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that in modern times CCTV and alarm systems are an adequate substitute for on-site presence.

- The usual arrangement in large multi-site Companies is to have a roster of staff on-call to deal with any emergencies, as it is not reasonable for one person to be continuously on-call.
- We do not consider that the level of emergencies likely to occur justifies a resident manager.
- On-site resident managers are not the norm in modern, large scale agricultural endeavours.

The design and plans:

- The house is stated to be being built for the Company CEO and his family and appears over-large and over-specified to be regarded as a genuine and generic farm manager’s house.
- The plans do not show or discuss any boundary treatments (walls, fences, gates etc) and this information must be provided with the application.
- A lower rise building would have less landscape impact.
- The plans do not include details of any exterior lighting, which must be controlled by Condition.
- A long additional driveway is noted.

The Covid-19 pandemic and Brexit:

- Reference is repeatedly made to effects of the Covid-19 pandemic on working practices however the major effects are past, so we do not accept this as any justification.
- Reference is similarly now made to Brexit as justification however this is also rejected.

Opinion of local residents:

- The general view of local residents is that this is again a largely spurious application, manufactured with the intent of circumventing planning rules that are designed to protect communities and the local environment.
- It creates a new house in the Green Belt and on cheaper agricultural land, a measure unavailable to ordinary residents who must pay market prices.
- It seeks to create a farmstead where none presently exists, which might then be used to justify further buildings, as the applicant already indicates.
- A full planning application should have been made at the outset for the totality of what the applicant wants to develop on the site, this would have allowed proper consideration of the applicant’s total proposals with attachment of suitable protective Conditions such as for noise and HGV movements.
- The rights and needs of local residents do not seem to be being adequately considered by the applicant as regards both the proposal for a house and the overall direction of development of the agricultural land.

Suggested Conditions if to be permitted:

- A long and strong agricultural tie should be imposed, in line with the stated agricultural need.
- Any permission for this application does not convey permission for any other structures on the entire

			<p>landholding(s), to include cold stores, packing plants, other storage or additional seasonal worker caravans (over and above what has already been explicitly permitted).</p> <ul style="list-style-type: none"> <li>• We request that permitted development rights should be withdrawn for the entire residential site so that extensions, loft conversion, any alteration to the roofline and any other buildings should not be allowed, in order to prevent further landscape impact and erosion of openness.</li> <li>• No exterior lighting is shown on plans so none is permitted.</li> </ul> <p>The Parish Council considers that the present application is not materially different to that previously refused under Ref 20210970 so hereby requests that, for the reasons stated above and previously, GBC should also REFUSE this application.</p> <p>Should GBC Officers however be minded to permit the application or be undecided then we would also request that the application should be called in for discussion at the Planning Committee.</p> <p>(Sent 18/1/23)</p>
<p>20221360  Refused</p>	<p>3 Park Cottages Tanyard Hill Shorne Gravesend Kent DA12 3LF</p>	<p>Erection of two-storey dwellinghouse adjoining south side of existing terrace</p>	<p>Park Cottages is a row of 3 dwellings located within the Chestnut Green Conservation Area, where they contribute strongly to the local street scene. The buildings have an unusual external style but are not listed despite their age. There is/was side garden space at both ends of the row, of greater width on the north side. For context, No 1 at the northern end was granted permission to build a chalet bungalow in the side garden, it is set back behind the original building line and adjoins Racefield Close. Subsequently, No 1 was successfully extended in period style while still leaving a good gap to the new boundary. No 3 does not have the same situation as it is adjacent to the Grade II listed buildings of Homewood Cottages, so affects their setting, and the existing gap is smaller at approximately 8m wide.</p> <p>The proposal is to extend No 3 Park Cottages in matching style (although the brickwork patterning becomes asymmetrical) but to include creation of an additional infill, end-of-terrace dwelling. Only a narrow gap would be left to the flank wall of No 12 Homewood Cottages.</p> <p>The Parish Council has no objection in principle to No 3 also being extended in matching style and materials, subject to there not being any significant valid objections from neighbours, but has the following comments and concerns about the proposed design and layout, including the addition of another dwelling:</p> <ul style="list-style-type: none"> <li>• No 3 is very small, with only 1 bedroom. The proposal extends it by 1.7m in width and creates a better staircase and a small second bedroom. Two rear rooflights are introduced.</li> <li>• No 3 has a large outbuilding in the rear garden, the purpose and use of this is not clear.</li> <li>• The proposed No 4 will have two bedrooms. It will have a side window on the ground floor but the adjacent rendered side wall of No 12 Homewood Cottages is blank.</li> <li>• In our opinion, the overall width of the combined additional new building is too wide, and the side wall comes too close to the neighbouring dwelling. A larger gap should be left, and overall it might be</li> </ul>

		<p>preferable to simply extend No 3 as a mirror image of what has been achieved at No 1 as otherwise the proposals risk overdevelopment of the site.</p> <ul style="list-style-type: none"><li>• On-site parking should be adequate, however in view of the proposed alteration to existing layout and the proposed future sharing, a parking plan should be submitted as part of the application.</li><li>• We note that there are rainwater and sewer drains from other properties that drain into communal soakaways and sewers located within the curtilage of No 3. These must be preserved in the proposals and retained and/or replaced in any building works.</li><li>• The proposed garden arrangements for No 4 are slightly unusual with a rim left acting as a passageway to the rear of No 3. The minimum width of this passageway needs to be clarified and maintained throughout its course. Its narrowness impacts on the setting and ambience of No 12 Homewood Cottages.</li><li>• Conditions should be attached regarding the outbuilding of No 3, that it is only an annexe to No 3, is not residential and cannot be used as a separate dwelling.</li><li>• Conditions should be attached requiring that materials to be used externally should be identical in appearance and materials as for the remainder of the row, the advice and input of the Conservation Architect would be welcomed.</li></ul> <p>There is additionally a difficult situation in the area regarding access to a piece of land that belongs to No 7 Homewood Cottages but is locked in with access only through other residential gardens. We believe that it could however be better and more properly accessed from the new passageway to No 3 if the gate to No 3's garden was set further back and access via a new gate into the landlocked garden permitted – we would like to see access granted and the situation regularised as part of Conditions attached to this application.</p> <p>Note: The plans do not include measurements, and the “street elevation” and “existing” plans accessible on the GBC website are not complete drawings. (Sent 17/1/23)</p>
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