

**Minutes of the Parish Planning & Highways Committee Meeting held on
9th March 2023 in Shorne Village Hall**

PRESENT

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

APOLOGIES

Mrs L Williams

In attendance:

No Parishioners attended

- 70. To receive any declarations of interest for any items on the agenda.** None declared.
- 71. Minutes of previous meeting held on Thursday 26th January 2023.** The minutes had previously been circulated and some minor amendments made. The minutes were approved by all present and agreed.
- 72. Any Matters Arising from Minutes not covered in the Agenda.** Telephone Communication Mast at Inn on the Lake, although implied previously this will not in fact provide any advantage for mobile phones.

Planning:

- 73. Report of Delegated Action taken under Standing Order 8, (c), (d), (f) (i) Schedule of Planning Applications dealt with by the Chairman in Consultation with Members** (previously circulated) – This was noted by members present as a true record of representations previously made to GBC. Since circulation:
- 74. Planning Applications of note and GBC decisions:** See Schedule.
- a. New Green Farm (“Farm House” - residence for Company CEO and family): Refused.
 - b. 7 Fairfields (garage conversion, extension): Refused.
 - c. 9 Warren View (modifications): Withdrawn
 - d. 2 Warren View (modifications): Revised plans submitted omitting second floor.
 - e. 3 Park Cottages (additional attached house): Refused.
 - f. Starwood, Pear Tree Lane (conversion of structure to house): Refused.
 - g. Warren Farm (sand school): Awaiting decision.
 - h. 7 Vigilant Way (extension): Awaiting decision
 - i. Lark Rise (large prefabricated annexe): Awaiting decision
 - j. Park Farm House (stable): Reps were submitted, then amended after further consideration.
- 75. Any GBC enforcement updates/new items:**
- a. Communication deficiencies: No updates have been received for some time now, Mrs Lindley will review previous reports and write a letter/email to GBC listing outstanding items and asking for feedback. Mr Lane had compared GBC with other Councils in Kent to see how many enforcement actions had been taken, Gravesham was bottom and

had only done 1 in the last year. Other Councils had undertaken between 30-20 enforcement actions.

- b. Daymer, Green Farm Lane – the frontage design is not as plans, as they have completely paved the area but on the plans it shows planted areas, reported to GBC
- c. New Green Farm – An outside light has been installed on the barn which is on all the time, this has been raised with planning and the officer who originally dealt with the application.
- d. 7 Michael Gardens – works possibly being undertaken without planning permission.

76. Planning Appeals:

- a. 20220642 Land Adjacent to 28 Coutts Avenue Shorne Gravesend Kent DA12 3HJ, for 4-5 houses have lodged an appeal.

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

- a. Local information events were held as previously reported, no new/additional information was available at the events. Mr Lane reported that as of today the Secretary of State for Transport has announced that even if permitted the construction of the Lower Thames Crossing will be delayed by 2 years. The cost to date information is that £800 million pounds has already been spent on the project.
- b. Interested Party Registration was submitted on 23rd February.
- c. Community Fund application for Shorne West AED Michael Gardens, this was submitted by Mr Rea on the 14th February 2023. They have requested some more information which Mrs Poole is helping Mr Rea get together.
- d. PADSS Tracker (revamp of SoCG/Issues Log) to be submitted by 10th March, Mrs Lindley has asked for any comments on what she has sent to the members so this can be submitted on time tomorrow.

78. Outside Parish but with impact: No new items reported

Highways:

79. Accident reports:

- a. 7th February – The Ridgeway, a large vehicle reported to be related to the Gas contractors hit a parked car.
- b. 8th March PM – Shorne Crossroads, two vehicles were involved, one may have been a van in the middle of the road, police plus two fire engines and an ambulances were in attendance. Road was blocked for a while.

80. Traffic monitoring:

- a. Speedwatch: Update report (Winter schedule). Ms Clifton reported that a session was carried out on 20th February 2023 at Tanyard Hill northbound with 13 vehicles recorded travelling between 35-42mph, 11 of these were first offences, 2 have had letters sent to them.
- b. Lorrywatch: No specific reports. The Parish Council has asked KCC for more signage on Green Farm Lane.

81. Road condition/highways issues and hazards:

- a. Forecourt of shops – Mr Lane has referred this to KCC, Mrs Lindley has identified the owner through Land Registry and Mr Lane will now write a letter to the owners as had

no joy with the agent. Mrs Lindley has taken more photos of the holes and puddles of the forecourt.

- b. Swillers Lane potholes – Mr Theobald reported that these have been fixed.
- c. Park Pale – Harlex has reported a missing sign and a no parking sign leaning over to KCC, they are meant to be fixing these soon.
- d. Mr Rea reported there are many pot holes this year more than normal and KCC do not seem to be filling these in, as well as lines missing. There is a particularly bad one on Thong Lane near the chicane heading south.

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

- a. Mrs Lindley reported that there are various areas with very poor/worn out yellow lines, she will report these on the online tool, and requested if others could also report when they see an area.

83. Feedback from KCC Highways:

- a. KCC Highways and HIP (Highways Improvement Plan) – There have not been any more meetings with KCC.
- b. 20mph zone - the proposed design has been received, all members have been circulated a copy, Mr Lane has asked for comments from members. Mrs Lindley has asked if the zone at Shorne Ifield Road/Mill Hill Lane could start a little further back to protect the entrance to the Scammells area.
- c. GBC:KCC Joint Transport Board – Mrs Lindley reported that the last meeting was on the 8th March but as there was nothing of specific interest on the agenda she did not attend.

84. Open Consultations: None to report

85. Closed consultations/for information: None to report

Any other business:

86. Matters raised by Members including from other Committees being discussed for convenience

- a. Electrical recycling point proposed at Shorne Country Park - Mrs Lindley reported that she has responded officially to Gravesham about this, the Country Park is also in favour of it.
- b. Post Office “Drop and Collect” service at the village shop – Mrs Lindley reported on this proposal, the shop already taken in parcels e.g. for UPS couriers. Space seems limited.
- c. 5 Crown Green - Ms Clifton has had a parishioner contact her about the large garden building that has appeared and towers over the roadway. This was not part of the planning application for an extension but is likely to be permitted development.
- d. Country Park traffic lights faulty - Ms Clifton reported that the traffic lights at the Country Park keep going red when no one is there, it would seem that they are faulty again so this needs reporting to KCC.
- e. AGAR Training - Mrs Poole & Ms Clifton are attending an AGAR training session on the 23rd March at 10.00-11.30am on Zoom.
- f. Country Park Open Day 2nd June - Mrs Poole asked if any Councillors wanted to attend the Country Park Open Day on the 2nd June 10.-15.00, Ms Clifton and Mr Hardy will attend on behalf of the Parish Council, Mrs Poole will let the Country Park know.

87. Matters raised by attending Parishioners - None in attendance

Date of next Parish Planning & Highways meeting – Thursday 25th May at 19.30

There being no further business, the meeting closed at 20.27

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

PLANNING REPRESENTATIONS SUBMITTED from 23/1/23 to 4/3/23:

Ref	Address	Description	SPC Submission
20221342 Refused	Starwood Pear Tree Lane Shorne Gravesend Kent DA12 3JU	Demolition of existing stables and removal of containers and conversion of existing framed structure to form separate bungalow with three bedrooms plus erection of detached double garage, additional single storey rear extension, front porch and use of existing access	<p>This is a reapplication of refused Ref 20220531 with very minor alterations, so effectively almost the same. Hence the reasons for refusal will also be the same.</p> <p>The Parish Council again has to OBJECT STRONGLY to this application for the following reasons and comments:</p> <p>1) Plots of land, land ownership, access: The land area shown is composed of parts of two parcels of land however the ownership remains confused:</p> <ul style="list-style-type: none"> • the rear land of Starwood K424735, stated previously and presently as being in the ownership of the applicant • the narrow access track on the west side that is part of K654169, this was established previously to be in the ownership of the applicant's children but is again now stated to be in the ownership of the applicant. <p>The actual situation requires verification. The manner in which proper and permanent access is to be maintained to the rest of K654169 needs to be clarified as it is not appropriate for access to be via a residential garden, or a route that might come to be in different ownership. As the existing accumulated structures are said to be redundant and are to be removed, we suggest that the original track on K654169 should be reinstated.</p> <p>2) Green Belt Location; Landscape character The proposed property is located in the Green Belt where a new dwelling would not normally be permitted due to detrimental impact on openness. No "very special circumstances" have been cited that might override this restriction. The proposed location would also cause harm to local Landscape Character.</p> <p>3) Backland development and precedents The proposal would be a backland development which is by definition undesirable. Contrary to the applicant's statement, there are no backland residential buildings on the entire north side of Pear Tree Lane. There are also not "many" (see applicant's point 6.27) on the south side, there being only one purpose-built residential property, "Furze Bank" which was permitted in the 1950's, and "Sunridge" which is a mixed use building, previously related to the historic Bushylees Farmhouse and converted from genuine stable use. Permission of this proposal would create a precedent in the area which could lead to other backland proposals being impossible to resist, particularly as Starwood is already set well back on its plot.</p> <p>4) Out of character with the area; Amenity of neighbouring dwellings</p>

			<p>The area is characterised by single detached houses built on large plots, this proposal would be out of character with the area.</p> <p>The proposal will be detrimental to the amenity of neighbouring dwellings, especially “Colesmead” to the east.</p> <p>5) Lack of planning permission for “hay barn”/“framed structure” building and other works The “framed structure” that is the subject of this application was referred to in a previous application as being a “hay barn”. It was built without planning permission between May 2018 and April 2020 (dated by Google Earth aerial views).</p> <p>As first reported previously in relation to our comments on Application Ref 20210376, a sand school/menage has been constructed in Starmore Wood, also without planning permission. This is first visible in a 2011 aerial view and was subsequently enlarged.</p> <p>6) Proof of redundancy of existing buildings It is claimed that the hay barn and various stable and storage structures are all redundant however further information is required proving this in case removals and any conversion might lead to pressure for more barn and stable structures to be built elsewhere on the properties owned by the applicant and his children, so leading to further erosion of openness of Green Belt land.</p> <p>7) Suitability of structure for conversion The structure was built on (at the time) non-residential land that was previously orchards. It appears to be merely a concrete frame with some timber posts although now referred to (in conflict with the submitted plans) as a “steel-framed barn”. There does not appear to presently be a floor or any existing services. We question whether the existing structure can be regarded as a building suitable for conversion and whether conversion to a residence can be achieved without considerable engineering works.</p> <p>8) Other points about plans, layout and design:</p> <ul style="list-style-type: none"> • The plans show a structure to the east in the garden of “Colesmead” however this former tennis court cannot be identified in aerial views from 1990 onwards, since when the land there has become thickly wooded. • A double gate is shown in the northern boundary fence, clarification is required over the need for and proposed use of this non-residential feature (see Point 1 above). • The layout is the “wrong way round” on the site as it should relate to the roadway and not the open countryside: <ul style="list-style-type: none"> o The proposed two car garage is at the back of the site where it maximises visual impact and encroachment on the openness of the Green Belt, and unnecessarily increases the land area needed for driveway/access purposes.
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			<ul style="list-style-type: none"> o The proposal puts the “front door” at the rear of the new property. o The site layout should be flipped. • The plans do not indicate how surface drainage and sewerage needs will be met. • We note that the applicant refers to there having been a pre-application discussion in 2020 however the Parish Council was not involved in those “without prejudice” discussions and has not been provided with a copy of the report. <p>We suggest that an opinion should be sought from Rural Planning regarding appropriateness and suitability of this structure for residential conversion.</p> <p>The Parish Council OBJECTS STRONGLY to this application. We request that the application should be refused, and that enforcement action should be taken concerning the various buildings and structures that have been erected without planning permission, including the menage constructed in Starmore Wood, as discussed in a previous decision notice.</p> <p>In view of the extent of built form proposed on the site, we also request that, should Officers be minded to permit the application, then Conditions should be attached withdrawing permitted development rights for the entirety of both the quoted Land Registry titles, to prevent further encroachment onto the Green Belt, open agricultural land and woodland.</p> <p>However, should officers be minded to permit this application we would also request that the application should be called in to the Planning Committee to enable wider discussion and informed participation in any decision.</p> <p>(Sent 28/1/23)</p>
<p>20230017</p> <p>Permitted</p>	<p>Warren Farm Swillers Lane Shorne Gravesend Kent DA12 3ED</p>	<p>Change of use of part of existing holding to a mixed use for agriculture and the keeping and exercising of horses and construction of a sand-school</p>	<p>The Warren and Warren Farm are classified by the Wildlife Trust as a local wildlife site but that does not provide it any protection in planning terms.</p> <p>The Parish Council overall has no objection in principle to this proposal but has the following comments and significant concerns with objections to aspects where stated.</p> <ol style="list-style-type: none"> 1. Landscape impact: <ul style="list-style-type: none"> • The proposed location will have landscape impact from higher ground and negatively affect the ambience of the unmaintained part of Swillers Lane. 2. Plans and drainage: <ul style="list-style-type: none"> • The documents and plans submitted do not include a detailed plan of the sand school (including peripheral plantings to screen jumps etc from view) or of land topography and drainage, these need to be provided and include information about the proposed drainage installations and outfall, and the surfacing materials proposed. There are concerns due to the proximity to the Swillers Lane aquifer. Permission will be needed from the Environment Agency over drainage. • The plans do not show all the land in the ownership of the applicant and therefore do not

			<p>convey the relationship of the proposal to the entire southern boundary.</p> <p>3. New access:</p> <ul style="list-style-type: none"> • The Parish Council OBJECTS to the proposed new access shown. We question the need for this (either temporarily or permanently) as the existing access points should be adequate and the site can and should be accessed through the applicant’s own land, especially post-construction. • Permission would be needed from the Kent County Council Highways dept and other affected landowners (presently St John’s College, Cambridge) regarding the proposed additional new access point. • Swillers Lane is very narrow and not suitable for additional traffic save during construction. • The unmaintained part of Swillers Lane is largely used as a footpath and bridle path, care must be taken during construction and the surface condition must be reinstated to a safe condition after construction is completed. <p>4. Size, use and change of use:</p> <ul style="list-style-type: none"> • The proposed size of the sand school at 60x30m is larger than the average domestic installation which is most commonly only 40m by 20m. Supporting reasons for the particularly large size need to be provided given that there are very few resident horses. • If the sand school is 60m by 30m and occupies the entire land in the red line boundary, save for the suggested access route, it is unclear as to whether it is the same land that is the subject of the proposed “change of use of part of existing holding to a mixed use for agriculture and the keeping of horses”. This should be clarified as horses would not normally be kept on a sand school. • The Parish Council OBJECTS to the proposed change of use, which does not seem necessary or desirable. If no longer required as a sand school the land should revert to agricultural use. <p>5. Stable and other buildings:</p> <ul style="list-style-type: none"> • The applicant’s comments about a small stable building having been erected in 2017 are noted, however we are unclear whether the “4y rule” applies to a non-residential building on agricultural land. A certificate of lawfulness may be needed in either case. • No other stable buildings are needed or proposed on the site. <p>6. Lower Thames Crossing proposals:</p> <ul style="list-style-type: none"> • Swillers Lane and its northern bank are within the National Highways “Red Line Boundary” for the Lower Thames Crossing proposals, so they will also need to be consulted. <p>Suggested standard Conditions:</p> <ul style="list-style-type: none"> • No exterior lighting is proposed, there should be a fresh planning application should lighting be considered subsequently. • No other buildings are proposed. In order to protect openness of the Green Belt, none are
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			<p>permitted without a planning application.</p> <ul style="list-style-type: none"> Any temporary access must be closed off after construction and the non-maintained part of Swillers Lane reinstated to its pre-existing condition. The permission for the sand school is personal to the applicant and only in connection with Warren Farm and its occupants, for private use by the applicant and immediate family, and cannot be used by non-resident horses. When no longer required, the land should revert to agricultural use. The sand school should only be used for the practice and training of horses permanently kept at Warren Farm and not used or hired out for other purposes or as a training business. The sand school and site equestrian facilities cannot be used to operate a business or for competitions, commercial riding events or gymkhanas, and for no other commercial purposes such as a livery or riding school. <p>(Sent 28/1/23)</p>
20230038 Permitted	7 Vigilant Way Gravesend Kent DA12 4PS	Proposed single storey front extension with side porch.	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours.</p> <p>Although we did not object to/comment on Ref 20220481, which was refused by GBC, we consider that the present proposal with a shallower but full-width extension is a better design than previously submitted as the appearance is more locally compatible and the stepping of the building line on Gazelle Glade is maintained.</p> <p>(Sent 6/2/23)</p>
20230040 Permitted	The Robins Green Farm Lane Shorne Gravesend Kent DA12 3HL	Erection of a single storey rear extension	<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"> The property is a small semi-detached bungalow within the built-up area of Lower Shorne. There has been previous rear extension. The proposal is for a small (4m by 4m) part-width rear single storey extension from the previous extension however the total depth of extensions will be less than that of permitted development. No other changes are proposed. The new extension is close to the boundary but is north of the neighbouring semi-detached property and has no side window on the southern wall. As it is single storey there will not be any overshadowing and the visual impact should be minimal. <p>(Sent 6/2/23)</p>
20230069 Certificate Granted	Lark Rise Pondfield Lane Shorne Gravesend Kent	Application for a Lawful Development Certificate in respect of the proposed stationing a 19.0m x 6.7m	<p>This proposal is a re-application of previously refused application ref 20220913 but now clearly residential, and would result in the creation of a new, fully independent residential dwelling in the Green Belt. We do not consider this form of application to be correct in the circumstances.</p> <p>Noted that the block plan does not match the aerial view of the property.</p>

	DA12 3LD	caravan, to be used for residential purposes as ancillary accommodation to the existing dwellinghouse. Laying a hard surface 21.0m x 8.7m	<p>The Parish Council again OBJECTS STRONGLY to this application and considers that full Planning permission is instead required.</p> <p>The existing property is now a large house due to previous extensions (original floor area approximately 60sqm), in a large curtilage. It is located in the Green Belt and the Area of Outstanding Natural Beauty. The proposal is to install a very substantial prefabricated building which is 19m by 6.7m, 127.5sqm (the previous refused application was for an almost identical building of 18m by 6.7m, 121sqm). This is much larger than a typical static caravan and is a “twin-unit” prefabricated building needing to be delivered in multiple pieces and assembled on site, so is not a single, moveable unit.</p> <p>No current “very special circumstances” have been put forward to justify this application at this time. As an independently functioning one-bedroom, residential structure it cannot be regarded as ancillary accommodation or an annexe.</p> <p>The proposed site is about 35m from the existing house, where mature trees would need to be felled to effect installation.</p> <p>If additional residential or true ancillary accommodation is needed then this should be located as close to the house as possible or could be better provided by a standard extension. There is reference to “frequent coming and going between the caravan and the house” at point 3.05 in the supplementary information. No new paths or other landscaping is shown in the plans.</p> <p>The Parish Council considers that a full planning application is needed, also so that Conditions can be attached stating that the building is ancillary accommodation and preventing use as a separate dwelling, alternatively strong narrative comments are needed. If the structure is regarded as temporary then any permission could be made time limited and/or personal to the applicant.</p> <p>(Sent 13/2/23)</p>
20221156 Refused	Park Farm House Bowesden Lane Shorne Gravesend Kent DA12 3LA	Erection of stable block and barn.	<p>The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours.</p> <p>The application proposes the replacement of an existing two-bay plus store, wooden stable building. The accompanying photograph suggests that it may not be in use at present. It is noted that the buildings (three-bay stable with separate hay/tractor and tack store) are placed towards the rear of the site, which is within the Green Belt and AONB.</p> <p>There will need to be an associated dungheap, which may require a drainage plan and there may need to be a parking area and hardstanding - all of these will reduce the land area available to the three horses, which is already very small. The associated permanently available land to be used for grazing and exercising needs to be indicated on the plans.</p> <p>Services to be provided to the building need defining and there is no exterior lighting indicated.</p> <p>The gates may need to be set back from the roadway by at least 6m so that the lane will not be blocked</p>

			<p>by vehicles needing to access the site.</p> <p>Conditions should be attached:</p> <ul style="list-style-type: none">• Preventing residential use or future conversion to a dwelling.• Preventing commercial use including for livery.• Any permission should be personal to the applicant and/or only in connection with residents of Park Farm House. <p>We note that the other land owned by the applicant (not all shown on the submitted plans) may be subject to purchase by National Highways under the Lower Thames Crossing proposals.</p> <p>(Revised, Sent 20/2/23)</p>
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