

**Minutes of the Parish Planning & Highways Committee Meeting held on
25th May 2023 in Shorne Village Hall**

PRESENT

Mrs S Lindley (Chairman)
Mr J Bugg (Vice Chair)
Mr R Hardy
Mr R Lane
Mr R Theobald
Mrs L Williams

APOLOGIES

Mrs S Poole, Ms P Clifton, Mr C Rea

In attendance:

None additional

1. **To receive any declarations of interest for any items on the agenda:** None declared.
2. **Minutes of previous meeting held on Thursday 9th March 2023 2023:** The minutes had previously been circulated and some minor amendments made including updating the Planning Representations Table. The minutes were approved by all present and agreed.
3. **Any Matters Arising from Minutes not covered in the Agenda:** None identified.

Planning:

4. **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 and approved by members present as a true record of representations previously made to GBC.
5. **Planning Applications of note and GBC decisions:** See new Schedule as circulated. Mrs Lindley will ask GBC to send Consultation letters to herself during Mrs Poole's absence.
6. **Any GBC enforcement updates/new items:** Communication deficiencies - Still no updates being received, Mrs Lindley has an outstanding Action to review all previous reports and write a letter/email to GBC listing outstanding items and asking for feedback.
7. **Planning Appeals:** Presently there are 6 lodged with only one in progress (Ewhurst, Bowesden Lane). Also Cobham Lodge, Valley Drive which is just outside our boundary.
8. **Major Plans etc affecting the Parish:** Lower Thames Crossing:
 - a. DCO preliminary hearings on processes have started. Mrs Lindley attended the "Programming Meeting" on 16th May, this was an extra meeting designed to deal with Local Authority issues ahead of "Preliminary Meeting 1" to be held on 6th June (Mrs Lindley is away then but will attend virtually or by viewing the recording). The processes for meetings are that sometimes you can send comments in advance but

otherwise always in retrospect. Attending meetings is a very slow business and the Inspectors anyway prefer written submissions.

- b. National Highways have launched a mini-Consultation on “Minor Refinements” but includes change to tunnelling direction, which is potentially major. Closes 16th June.
- c. All need to keep track of dates for meeting applications and apply if want to attend/speak e.g. at an Open Floor Hearing when you can have five minutes but only once to tell the Inspectors what you wish.
- d. The “Statement of Common Ground” with National Highways will need updating as well.

9. Outside Parish but with impact: No new items identified.

Highways:

10. Accident reports:

- a. 14th May 2023, Park Pale – A vehicle drove at high speed into the concrete bollard at the end.
- b. General concern – there is an increased incidence of “near misses” at Shorne Crossroads, safety there has been raised with KCC over a long period.

11. Traffic monitoring:

- a. Speedwatch: Latest figures had been circulated on 23rd May, we are grateful to Ms Clifton and the volunteers for these. Readings were taken on two occasions in the Recreation Ground area, the highest speed recorded was 46mph, appropriate warning letters have been sent.
- b. Speed Indicator Device: Mr Lane was thanked for downloading and circulating figures on 7th May.
- c. Lorrywatch: No specific reports.

12. Road condition/highways issues and hazards:

- a. Forecourt of shops – Further to Mr Lane having written to the owner, after 4y of unsuccessful dealings with his agent, the area was resurfaced on 14th May and now looks very good. A letter of thanks was sent.
- b. Swillers Lane – some potholes have been repaired.
- c. Brewers Road – some repairs have been done, mostly to edges. The potholes at the junction with Woodlands Lane have had a temporary repair done.
- d. Green Farm Lane – sign removal by builders at “Daymer”. After much discussion and conflicting responses, KCC have now decided not to replace the sign where it was. They suggested another location which does not seem suitable. Interestingly, one of the new occupants has put up their own sign, presumably due to problems being experienced.
- e. Burdett Avenue – Footpath repair problems arose from footway patching (full repair would have been better), including tarmacking over a water meter, this has been resolved.
- f. Hayes Terrace – driver conflicts have again occurred with a driver coming from Crown Lane being abusive towards a resident who had needed to stop their vehicle there. This will be taken up with KCC again.

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

- a. Worn white and yellow lines have been reported as both specific and general items.

14. Feedback from KCC Highways:

- a. KCC Highways and HIP (Highways Improvement Plan) – There have not been any more meetings with KCC.
- b. GBC:KCC Joint Transport Board – Tuesday 23rd May, the agenda was not of specific interest and neither were the minutes. Next meeting due on 30th August.
- c. 20mph zone – there had been discussion about locating the zone start or an additional warning sign further back on Mill Hill Lane. Having first said it would be possible, someone else at KCC then said that it wouldn't be after all but we could still have the signs at a suggested additional cost of £3,068. This seems excessive so discussion will continue.

15. Open Consultations:

- a. National Highways, Lower Thames Crossing – Minor Refinement Consultation, opened 17th May, closes 19th June 2023 <https://highwaysengland.citizenspace.com/ltc/minor-refinement-consultation-2023/>

16. Closed consultations/for information: None identified

Any other business:

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

- a. Vigilant Way Parish noticeboard – Mr Hardy reported that unfortunately this has been vandalised, it will be inspected to determine what repairs are needed.
- b. 2 Warren View, building works – Mr Theobald reported that this had been checked with the GBC planning department as works are being undertaken that appear to be beyond the scope of the finally agreed plans, however this is likely to be permitted development.
- c. Country Park Open Day – this is next week and Ms Clifton and Mr Hardy are attending on our behalf. Mr Hardy raised whether some of the remaining Coronation mugs and coins could be offered there but Mrs Lindley was concerned that we were unsure how many were genuinely still uncommitted.
- d. Bank signatories and back-up positions if key staff are unavailable – there was general discussion that we need robust contingency plans.

18. Matters raised by attending Parishioners: None in attendance.

Date of next Planning & Highways Committee meeting – Thursday 13th July 2023 at 19.30

There being no further business, the meeting closed at 20.20

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

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PLANNING APPLICATIONS SUBMITTED FROM 4th March 2023 to 2nd May 2023:

Ref	Address	Description	SPC Submission
20230103 Permitted	21 The Street Shorne Gravesend Kent DA12 3EA	Retention of resurfaced private pathway to the entrance door	<i>Confusing as nothing changed yet. No comments sent, decision would be ref Conservation Area guidelines</i>
20230112 Refused	Bucklebury Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Application for a Lawful Development Certificate in respect of the proposed single storey rear extension to original building	The Parish Council has no objection in principle to the house being extended as shown, subject to there not being any valid objections from neighbours, but has the following comments: The house has already been considerably extended including addition of a very large outbuilding, permitted on Appeal. We note that a full-length brick wall has recently been built along the northern side of the garden. The proposed extension is rear of the original (as from 1959 plans) enclosed yard (now utility room and study) and garage (now lounge), or sideways from a previous rear extension, so we consider that the proposal would not be Lawful Development and instead Full Planning Permission is required. (Sent 4/4/23)
20230134 Approved	1 Cheneys Cottages Thong Lane Shorne Gravesend Kent DA12 4AA	Application for the approval of conditions 2, 3 and 4 attached to planning permission reference 20221088 relating to full details of the external facing materials for the surfacing for the hardstanding area, full details of pedestrian visibility splays and full details of soft landscaping	<i>No comments sent, leave to GBC</i>
20230149 Permitted	Red Tiles Pear Tree Lane Shorne Gravesend Kent DA12 3JX	Demolition of the garage, erection of a two storey side/rear extension, internal and external alterations (window and door positions) to the ground and first floor and	The Parish Council has no objection in principle to the house being extended, subject to there not being any valid objections from neighbours, but has the following comments: Red tiles is presently a fairly small house (three bedroom, one bathroom) for the size of its plot, on which it is located to one side. It has a structurally detached double garage and a traditional brick with hanging tiles design. The presently proposed design is overall an improvement on the previous refused application 20220554. The L-shaped layout reduces the visual impact from the roadway.

		alterations to the roof to form a bedroom in the loft space. Alterations to the drive and landscaping to the front garden.	The proposals still involve a considerable increase in floor area. The property will become a 5-bedroom house on 3 levels. Only three parking places are shown, one of which is tandem which is not very practical, we would like to see the parking layout improved. In view of extent of building proposed, permitted development rights should be withdrawn. (Sent 4/4/23)
20230240 Certificate Granted	Furzy Lea Bowesden Lane Shorne Gravesend Kent DA12 3LA	Application for a Proposed Lawful Development Certificate in respect of the erection of a Gym.	The house is relatively small for the size of its plot, is located in the Green Belt and borders the AONB. The house was originally approximately 84sqm, has previously been extended plus has permission for a 32sqm extension. The present proposal adds approximately a further 9.5m by 8.5m by 4m high (dimensions were not fully marked on the plans) L-shaped built form to the site (over 40sqm internally) which will adversely impact on openness of the site. The rise in the ground levels at the rear of the property mean that the building might be visible from roadways. The Parish Council otherwise has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours. We would comment that: <ul style="list-style-type: none"> The shower room window should have permanently obscured glazing and only be openable top-hung above 2m so as to ensure privacy of users. The building has a very large northwesterly-facing window that faces the external boundary of the property. Privacy of users could be compromised. The building could be re-orientated. (Sent 24/3/23)
20230259 Prior approval not required	49 Marling Way Gravesend Kent DA12 4DW	Erection of a single storey rear extension with internal alterations.	The property is semi-detached and the proposed rear alterations will not be significantly visible from the roadway. The property has front rooflights (not quite as shown) as do other properties in the area, and the garage has been converted to habitable accommodation with plans showing a tiled roof over (flat roof seen on aerial view). The Parish Council has no objections to the present proposals. (Sent 20/4/23)
20230274 Permitted	Warren Farm, Swillers Lane, Shorne, Gravesend Kent	Demolition of existing barn and erection of a new barn for storage including three stables and a tack room	We note previous applications for residential development of the site and that current application ref 20230017, for a large sand school but no associated buildings, awaits determination. Within that application reference is made to a small stable building, number of horse bays not stated, having been erected in 2017. This can be seen on the aerial view to the north of the present proposal. It is unclear whether that building is currently used as a stable or if it is being replaced by the present application. The present proposal is to replace the existing barn structure with a metal clad commercial barn building

			<p>on a brick plinth, to include a 3-bay stable, tack store and general storage area.</p> <p>The Parish Council has the following concerns about this proposal:</p> <ul style="list-style-type: none"> • Size increase: The existing barn is approximately 120sqm in area, the proposed barn will be 160 sqm, which is 33% larger. As such there will be greater visual impact and impact on openness in the Green Belt. • Land area for 3 horses: The land associated with the proposal is very small and does not provide any area for grazing or exercise of horses. The location of sufficient land that is specifically associated with and permanently available for the proposal is not clear. • Associated dungheap and drainage: The location of the area for storage of dung/soiled straw is not indicated, consideration is also needed of containment and drainage, and control of any water run-off outside of the property. The proposed barn has gutters and drainpipes but there is no drainage or soakaway indicated on the plans. • Turning area and hardstanding: A turning area and hardstanding area are needed for vehicles accessing the barn e.g. to remove accumulated waste to off-site. These need to be shown on the plans but further reduce the area available for the horses. • Suitability of proposed building for keeping horses: The metal structure will be subject to considerable heat gain in summer (and will be very cold in winter), no permanent cross ventilation is shown for when the metal windows are closed. The door to the stables is approximately 2.1m high. • Proposed colour: The proposed colour is stated as dark green but we usually suggest Khaki Green (RAL 100 60 20 BS 12B21) for local agricultural buildings. • Storage of bulk feed and hay/straw, in-use storage and preparation of feed: Bulk feed etc is usually stored in a separate, well-ventilated building due to risk of mould development and fire risk, no such building is shown on the plans. An area for storage of in-use feed, and for feed preparation, needs to be identified in the stable area. • Services to be provided to the building need defining: The services to be provided to the building need to be defined. A handwash basin and location for basic medical supplies are needed. No toilet/shower facilities are shown or needed as the building is associated with the existing house at Warren Farm. • Exterior lighting: There is no exterior lighting indicated or therefore permitted. <p>Suggested conditions to be attached, including routine conditions for stables:</p> <ul style="list-style-type: none"> • Removal of existing containers on the property if these are redundant (otherwise they need planning permission), no other storage outside of the new building, no storage of equipment and materials except in connection with on-site agricultural operations.
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20221262 Pending decision	40 Racefield Close Shorne Gravesend Kent DA12 3EL	Erection of single storey side extension, new roof and front dormer to existing garage and change of use to home gymnasium with storage in the roof space.	<p>This semi-detached property is on a relatively small, triangular site and has previously been extended under plans approved in 2005. It also has a single garage which is separate from the application property but attached to the garage serving the separate neighbouring property at No42.</p> <p>The proposal is to alter the garage by means of a side extension and also building onto it a loft level with a dormer facing onto facing onto the roadway – overall, an unusual proposal. The side extension, while only 1.4m in depth, includes 2x60cm windows, a 160cm double patio door, and a 90cm “front door” on the rear elevation. The loft is to be accessed by a retractable wooden ladder and has a circular window as well as the dormer with front window. The garage door is retained unchanged.</p> <p>The purpose of the works is stated to be in order to convert the garage to a home gym, including provision of a separated toilet, washbasin and shower (the bathroom door shown in a poor position) and use of the extended loft for storage.</p> <p>The Parish Council has significant concerns about this proposal which has the capability of being used as (albeit unsuitable) self-contained residential accommodation. The bathroom facilities seem unnecessary when the garage is so close to the house.</p> <p>If permitted, Conditions should be attached that the building is an annexe to the main house and preventing use as sleeping accommodation, residential conversion or further extension. Permitted development rights should be removed for the site.</p> <p>(Sent 2/5/23)</p>
20230332 Permitted	Lenton Garth , Racefield Close, Shorne, Gravesend Kent DA12 3EL	Erection of two storey front and side extensions, single storey rear extension, erection of detached outbuilding forming garage, gym, workshop and store and erection of fence to boundary.	<p>The property currently has 4 bedrooms, the proposal is to have 5 (one downstairs). The site is large enough. It currently has in-and-out open road entrances and high mature hedges.</p> <p>Overall, the Parish Council has no objections in principle to this proposal (subject to there not being any valid objections from neighbouring properties) but has the following comments including aspects that require review/revision:</p> <ul style="list-style-type: none"> • Bathroom windows: these, including at the rear, must have permanently obscured privacy glazing, and windows should only be openable top hung and 2m above the internal floor level. • Colours: the colours of the vertical cladding and the rendered walls need to be defined, by condition if appropriate. The vertical cladding is shown on the plans as a light wood colour, the render should be painted a colour within white to cream.

			<ul style="list-style-type: none"> • Garage dimensions and parking: at 5.6m sq internally and with a doorway only 4.67 m wide, the dimensions of the garage are too small for two average sized modern cars, in which case on-site parking provision may be inadequate for a 5-bedroom house. There also needs to be a sufficient on-site turning area. A parking plan should be submitted. • Biodiversity loss: The existing mature hedges to the roadway frontage provide valuable biodiversity and nesting habitat, consideration should be given to providing replacement. • Fences/gates and relocated road entrance: The plans appear to show the plot fully fenced at 1.8m height round the entire perimeter, including across the new driveway location where there may in that case be high gates – this need to be clarified. There are two problems, which are the need for visibility splays and for any gates to be set back 6m from the highway so that vehicles waiting to enter can be pulled fully off the road. Input from the GBC and KCC Highways departments is needed. <p>Conditions to be attached: due to the large increase in built form and bulk, conditions should be attached preventing residential occupation/conversion of the garage/gym building as a whole and removing permitted development rights for the site.</p> <p>(Sent 2/5/23)</p>
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