

SHORNE PARISH COUNCIL

Minutes of the Parish Planning & Highways Committee Meeting held on Thursday 14th March 2024 at Shorne Village Hall

PRESENT

Mrs S Lindley (Chairman)
Mr J Bugg (Vice-Chair)
Mr R Lane
Ms P Clifton
Mrs D Salmon (Parish Clerk)

APOLOGIES

Mr R Theobald
Mr C Rea
Mr R Hardy

In attendance:

Mr A Watson (Parishioner)

Not in attendance:

Mrs L Williams
Mr T Rochard-Pullen

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

None.

92. Minutes of previous meeting held on Thursday 25th January 2024: .

There were no further updates to the previous Table of planning representations. Minutes approved by ALL members.

93. Any Matters Arising from Minutes not covered in the Agenda:

- Shornemead Crossing bridge – there has not been any additional information about a new proposed installation date. Mr Theobald will contact Network Rail to get more information.
- Apex Business Park Unit 22 – A goods vehicle application for 3 vehicles was approved but then later the site location was transferred to Crete Hall Road with 20 vehicles. The Goods Vehicle license system is rather difficult to understand.

Mrs Lindley invited the attending Parishioner to speak at this point of the meeting.

- Concern about the fields near Thong that have been purchased by Highways England for the purpose of Environmental Mitigation. He would like to know how to contact them regarding the recent close cutting of the fields when a hay crop could have been produced, plus the removal of scrub and severe cutting back of hedgerows. Mrs Lindley advised that she will raise this with our contact but asked Mr Watson to set out his concerns to her via email before she makes contact to ensure she has the full and correct information.
- Concerns regarding the state of the verges around Thong and how they are not helped with by the volume of Heavy Goods Vehicles. Historic railings are at risk. Mr Lane advised of the Lorrywatch Scheme to ensure the vehicles comply with restrictions.
- Concern about sorting of waste materials in the Barns forecourt, items seen had includes mattresses. Mrs Lindley reported that the Parish Council had raised this previously with GBC Planning Enforcement Team and been assured that the only materials being handled were already being stored in the Barns and not freshly imported for sorting. The situation needs to be kept under review.

Mrs Lindley thanked for Mr Watson for his attendance and invited him to stay for the rest of the meeting. Mr Watson remained as an attendee without further participation.

Planning:

94. **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:**
ALL confirmed as a true representation.
95. **Planning Applications of note and GBC decisions:**
- 20240020 New Green Farm, Lower Higham Road – the coldstore application has been granted.
 - At the Appeal hearing (see below) it was stated that an additional two coldstore buildings would also be needed (each another 1000sqm).
96. **Any GBC enforcements updates/new items:**
- No updates received.
97. **Planning Appeals:**
- See Table (previously circulated)
 - 20210970 New Green Farm (House No1) – the informal hearing and site visit on 13th February was attended by Mrs Lindley. The appeal was dismissed but the Inspector accepted in principle that a residential presence was needed, just not the size or nature of what had been proposed, or the location. The second refused application had a slightly smaller house closer to the barn but currently is it not known whether they will also appeal on that refusal.
 - Since circulating the Table:
 - 20230684 Bucklebury garage – moved to ‘In Progress’
 - 20221360 3 Park Cottages – Appeal dismissed. The reasons were given as adverse impact on the character of the area and other listed buildings, loss of gap, and small size of proposed additional rooms.
98. **Major Plans etc affecting the Parish:**
 Lower Thames Crossing Development Consent Order -
- The Inspectors’ recommendation will be submitted to the Secretary of State for Transport by 20th March but will not be published at that time.
 - Consultation Events were held at Cascades on Wednesday 6th March (and elsewhere) and attended by several Parish Council Members. There was very little new information except about agreed Contractors.
99. **Outside Parish but with impact:**
- An Esquire development on the Hoo Peninsula has been dismissed. However, this is only a relatively small development.

Highways:

100. **Accident Reports:**
- 24th February 2024 – Shorne Crossroads pedestrian fatality. Mr Lane reported that Kent County Council have been informed but will not comment until they have seen the Police investigation report. The Coroner’s office has been contacted and requested to inform us of the inquest date and venue. A petition has been received of over 1200 names to date calling for KCC to make safety improvements at the crossroads, including consideration of lower speed limit, improved signage, and traffic light controlled pedestrian crossing facilities. Cllr Bryan Sweetland has agreed to present this to KCC at their meeting on 28th March.

101. Traffic Monitoring:

Mr Lane reported:

- Speedwatch sessions have been restricted by the Coordinator's injury and therefore unavailability.
- The SID information was downloaded and circulated to Members and published on the website on 10th February. The SID was relocated from Tanyard Hill to Pear Tree Lane.
- Lorrywatch letters have been sent to four HGV operators following the KCC ANPR survey in Green Farm Lane.
- The ANPR survey carried out by KCC on 30th & 31st January identified 14 vehicle journeys by vehicles over the 7.5 tonne weight limit, out of over 2,100 journeys. Subsequent investigations identified that six vehicles were definitely operating legally and a further four appeared to be operating legally. Of the four journeys that had no legitimate reason, two were the same vehicle. Two of the vehicles were identified and the owners sent Lorrywatch letters.
- Since then, one HGV has been reported but found to operating legally, and an HGV operator proactively contacted the Council to apologise that he had observed one of his vehicles on tracker disregarding the restriction.

102. Road condition/highways issues and hazards:

- Various locations – Ground/Surface water problems: Due to very wet weather over the past few months surface water is flowing on and across roads. This tends to result in complaints about leaks or insufficiency of drains. However, what we are seeing is a natural occurrence. A useful map of surface water in the area is available online at <https://check-long-term-flood-risk.service.gov.uk/map?eastings=569103.29&northings=171181.54&map=SurfaceWater>
- Various locations – Repairs have been undertaken but further potholes are developing.
- KCC advised that Warren View was to be closed on 8th March but no contractors arrived, Mr Lane has contacted KCC but no response received.

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

- Roadside mirrors - Mrs Williams had reported at a previous meeting about a roadside mirror that had appeared on Thong Lane, this is on Highways Verge so is a matter for KCC. However, we recently had an enquiry from a resident near the See Ho who would like to put up a mirror opposite their driveway due to difficulty from parked vans, which is not the usual situation that mirrors are used for. The verge opposite is "the land next to the See Ho" so privately owned except that a 1m margin from the edge of the roadway is considered to be under Highways control. Mrs Lindley checked for KCC policy regarding official installations of mirrors. It does not appear that the proposal would meet KCC criteria. The policy gives a number of reasons why mirrors are not actually a good idea. There is a concern that a free-for-all situation could develop with multiple mirrors being installed by parishioners without permission resulting in considerable roadside clutter and introduction of new hazards. Mrs Lindley will write back to the parishioner with a variety of points and suggestions.

104. KCC Highways – Highways Improvement plan and other feedback

- Shorne Crossroads – Mr Lane has taken the lead on this matter, and on Green Farm Lane. There has been very considerable discussion and correspondence undertaken but influencing KCC is not easy.

- The latest GBC:KCC Joint Transport Board was held on Wednesday 6th March, the date of the next meeting has not yet been published. Jordan Meade and Bryan Sweetland are both KCC members on the Committee. Nothing of relevance was in the agenda, discussion or papers, however, it is hoped that Shorne Crossroads will be discussed at the next meeting.

External Consultations:

105. Open Consultations:

None of note

106. Closed consultations/for information:

- Mrs Lindley had omitted to list the now closed Consultation on the Gravesend-Tilbury Ferry. It appears that KCC agreed subsequently to fund the next year but the present Contractor cannot continue due to the operational uncertainty so will end the service at the end of March 2024 – this will be a significant problem for workers and schoolchildren/students who currently use it regularly.

Any other business:

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

- Hedges overhanging roadways, pavements/footways and footpaths: This is a recurring issue. Some while ago, Mrs Lindley wrote a policy with standard letters to be sent to relevant residents. Our idea at that time was to enable residents to sort the problem rather than just informing KCC but the result is an element of parishioners using the PC rather than discussing with neighbours themselves. Mr Lane is putting another reminder in the next Parish Mag.
- Planning meetings with GBC. Mr Lane had picked up from the minutes of another Parish Council that they have had, and think they have arranged, regular direct meetings with GBC at high level, and citing that other Parish Councils have the same – however, this is not the case for Shorne PC. Mrs Lindley has for a long time considered that meeting Officers to discuss propose decisions could be beneficial however it also could lead to accusations about trying to inappropriately influence GBC decisions. There would be time issues for both the PC and Gravesham Officers.
- Personnel changes at GBC Planning: Wendy Lane has left GBC, the new head of planning is Mr Shazad Ghani (internal appointment), the assistant director is TBC.
- Mr Rea had raised by e-mail as unable to attend tonight requesting the go-ahead for the solar lighting in the bus shelters. As this was previously agreed within the budget, Mr Rea to be advised to proceed.

108. Matters raised by attending Parishioners (at discretion of the Chairman):

See after item 93 above.

Date of next meeting. The next meeting of the Planning & Highways Committee will be held at 19.30 on Thursday 23rd May 2024.

There being no further business, the meeting closed at 20:10.

Signed Mrs Lindley :.....


Dated:.....

PLANNING APPLICATION REPRESENTATIONS SUBMITTED from 20/1/24 to 14/3/24:

Ref	Address	Description	SPC Submission
20240017 Permitted	Crabbles Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Demolition of existing detached garage; erection of a two storey side extension, first floor rear extension and erection of new attached garage.	<p>We note that previous application ref 20220896 was refused permission by GBC. There have apparently been pre-application discussions for this new application, the Parish Council was not involved or consulted.</p> <p>As previously, the Parish Council has no objection to the principle of this house being updated and enlarged but has the following comments on this present proposal:</p> <ul style="list-style-type: none"> • The house is relatively small for this part of Pear Tree Lane but the residential plot is also smaller than average in depth. The applicant owns additional adjacent non-residential woodland land at the rear which is not fully shown on the site plan. • The house is located very close to the roadway so extension and increase in bulk will impact on the street scene, however the demolition of the existing detached garage will mean that built forms become more compactly arranged. • The house has previously been extended: <ul style="list-style-type: none"> o The original floor area of the house appears to have been about 46sqm o 19540339 permitted to add a ground floor bedroom and bathroom at the rear, increasing the floor area by about 24sqm or 57% more than as original. o 19540344, permitted additions nature unclear at present but with the same description o Various other alterations and additions have subsequently been made without planning permission including a detached double garage, an enlarged and then attached garage near the house, a front and north side single storey extension, a front porch and a rear single-storey extension. • The proposal would result in a considerable increase in floor area and bulk but the applicant references the various alterations and enlargements that have taken place to other nearby houses. • The proposed new attached garage is set further back than the existing, which improves the parking arrangements. The mansard roof appears acceptable. • Plans do not include any changes to the road frontage of the property or any new gates to the driveways (which would not be permitted immediately on the roadside). • Due to the size of the proposed extensions we request that permitted development rights should be withdrawn in order to control any future development proposals. <p>Overall, this present application has an improved design and layout compared to the previous application and the proposal will result in an improvement in roadside appearance over the existing (particularly due to rendering and painting the existing blockwork).</p> <p>(Sent 29/1/24)</p>

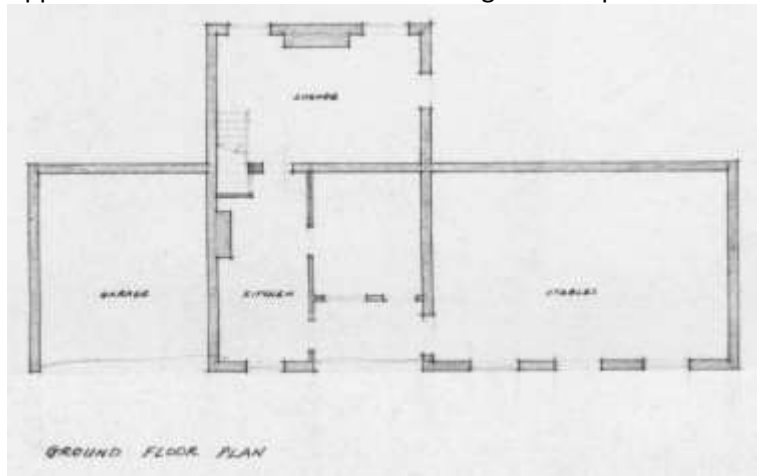
<p>20240020</p> <p>Granted</p>	<p>New Green Farm Lower Road Shorne Gravesend Kent DA12 3HL</p>	<p>Determination as to whether prior approval is required for the erection of a cold store.</p>	<p>The Parish Council OBJECTS to this proposal as we consider that a full planning application is needed, with the following reasons and comments:</p> <p>Published plans/documents; Land ownership:</p> <ul style="list-style-type: none"> • The Planning Statement point 1.8 references that four plans have been submitted but only the site location plan has been published on the GBC website. • The 16-page Supporting Planning Statement contains information that is not confined to matters relating only to the proposal. • The site location plan shows the land of the proposed building outlined in red and the area of the “agricultural unit” outlined in blue however we understand, and the Applicant seems to confirm this in point 1.5, that the land subject to this application (south of Footpath NS156) is not owned by the Applicant but is to be used through a farm tenancy agreement. • We are uncertain whether leased land can be considered part of an agricultural unit and consider that it may be regarded as a separate parcel of land under the planning regulations. • No access track is shown to the proposed new building or associated vehicle parking and turning area. • The Supporting Planning Statement refers in several places to there being a “farmyard” however there is no existing or previous farmstead in this location. <p>Existing and proposed buildings and built forms; hardstanding:</p> <ul style="list-style-type: none"> • The Applicant has already built a barn measuring 45.5m by 19.0m giving a floor area of 855sqm. • In addition to the barn, a large hardstanding area was built and also a large circular structure understood to be for water storage. • The Applicant has permission to site 6 agricultural workers caravans, each 10m by 3.8m which would together cover 228sqm. • The proposed chiller unit will measure 26.25m by 33.88m by 12m ridge height, and with projections for an electricity substation 10.38sqm, large electrical control room 35.66sqm and chiller unit occupying a further 21sqm of land. A total of 956sqm. • We are uncertain whether a chiller unit is classified as an agricultural building “designed for agricultural purposes” or Industrial, in which case different size limits may apply. • In point 5.5 it is stated that “no additional hardstanding is required as the existing access and yard area will provide adequate access to the building in all weathers”. This will not be the case as the buildings are significantly (90m) separated. It seems highly likely that an access road and hardstanding will be needed and subsequently installed. <p>Impact on public footpath; Lack of landscaping; visual impact:</p> <ul style="list-style-type: none"> • Public Footpath NS156 runs diagonally (SW to NE) between the existing buildings and the proposed coldstore.
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			<ul style="list-style-type: none"> • The proposed coldstore will therefore have visual and amenity impacts for footpath users and there are potential safety conflicts arising through large vehicles having to cross the footpath to access the coldstore. • The Applicant states in point 5.4 that they do not propose any landscaping however this is needed as is fencing off for safety purposes. The cold store will not be screened by other vegetation as it is 8.95m high at the eaves and 12m high at the ridge. • The location is in the Green Belt and the Higham Arable Farmland Landscape Areas, where the introduction and then proliferation of built forms will impact on openness and adversely impact the views from nearby residential properties. <p>Other comments/suggested Conditions:</p> <ul style="list-style-type: none"> • Sustainability: In point 1.2 the Applicant suggests that having a local cold store improves sustainability however carbon emissions might be better minimised by seeking economies of scale through using the centralised facilities that already exist at Flanders Farm. • Noise concerns: The chiller unit and reversing vehicles could give rise to noise nuisance for footpath users and nearby residents due to the characteristics of sound propagation in the area. • External lighting: This is not mentioned in the Supporting Planning Statement and we do not have access to the full set of plans however if not mentioned/shown then exterior lighting is not permitted. We note in that context that exterior lighting, on continuously/all night has been placed on the existing barn. • Security: The proposed cold store is separated from the worker caravans, if occupied. • Applicant’s other intentions: In Supporting Statements for their other planning applications the applicant has stated that they intend to install a second cold store and a packing facility so the possible further expansion of built forms on the site should be taken into account with this application. It is noted that a triangular area of land is left unoccupied to the north of the proposed cold store and there is other space around it. • Need for a full planning application: The Parish Council considers that a full planning application is needed for this proposal so that, if to be permitted, Conditions can be attached regarding various matters including: <ul style="list-style-type: none"> o Siting, design and external appearance as well as landscaping. o External lighting intensity and controls o Width and safety fencing for public footpath NS156 – KCC Rights of Way should be asked to provide input on these aspects. o Hours of operation of the entire agricultural unit and associated vehicle movements o Vehicle numbers, sizes and permitted access routes. o Signage and advertising banners.
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			<p>o Removal of permitted development rights in order to prevent further proliferation of built forms and hardstanding on the site. (Sent 22/1/24)</p>
<p>20231324</p>	<p>Land South Of Gravesend Road Shorne Gravesend Kent DA12 3JR</p>	<p>Change of use of land from agricultural to equestrian and erection of stable building with tack room and a detached barn.</p>	<p>This is a reapplication of lapsed planning application Ref 20190717, permitted by GBC despite Parish Council objections. That previous application has not been mentioned in the applicants supporting statement.</p> <p>Our previous representations are included as an Appendix below as we consider that all the same aspects are still relevant and we would be grateful if they could all be carried forward to this application. The reasons and concerns stated previously remain valid, and we therefore have to again OBJECT to the application.</p> <p>It should be noted that the previous application 20190717 was discussed at the <u>Regulatory Board</u> with the result that modified plans were required that preserved the historic wooded area on the site, that conceals a former quarry.</p> <p>However, the applicant has presently submitted their original plan and <u>not that actual previously agreed plan</u> as shown below.</p> <p>A revised plan as shown needs to be resubmitted to supersede that presently provided.</p>  <p><i>Plan agreed previously following the Regulatory Board discussion (GRC-A-P1 Revision 1 (site layout) received 05 February 2020)</i></p>

			<p>The Parish Council again OBJECTS to this application for the following additional reasons/comments (please see also our previous representation reproduced below):</p> <p>1) <u>Use of the land:</u> The land has not been used for grazing in the intervening time period since 2019 and no horses have been seen there. Therefore the justification for building a stable is not entirely clear.</p> <p>2) <u>Quantum of development on the Applicant’s land; Additional impact:</u> Since 2019 the Courtlands house and site has been redeveloped with very considerable increase in built forms, this proposal would further reduce openness in the Green Belt and extend built forms as ribbon development westwards on the Gravesend Road.</p> <p>3) <u>Reiteration of points previously raised:</u> As well as all the points that we raised previously, we remain particularly concerned about the welfare of the animals if 4 horses were to be kept on such a small piece of land. In view of the small size and inherent unsuitability of the plot for keeping horses we OBJECT particularly to the proposed change of use which seems inappropriate as well as unnecessary, the land should remain agricultural.</p> <p>4) <u>Conditions to be attached:</u> We request that at least all the same conditions as in the previous decision notice 20190717 should be attached to any new permission. We do not agree that there would be lack of adverse impact on biodiversity of the site and request that a Condition should be added to ensure this through the fencing off of the wooded/biodiversity area from the horses.</p> <p>We request also that if Officers should somehow be minded to permit the application based on the current layout plan, then we request that the application should once again be called in to the Regulatory Board for full member discussion. GBC Councillors for Higham and Shorne Ward have been informed of our concerns. (Sent 12/2/24)</p>
20240068	Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN	Application for a Proposed Lawful Development Certificate in respect of erection of part two storey and part single storey rear extension and single storey side extension.	<p>The Parish Council OBJECTS to this application, which <u>would not be lawful development and instead requires planning permission.</u></p> <p>The Application has two parts:</p> <p>1) <u>Erection of part two storey and part single storey rear extension</u> This application is equivalent to a re-application of Ref 20221097 which was refused permission, and was itself a reapplication after refusal previously of Ref 20220868 The proposed extension extends eastwards beyond the original wall of the dwelling house, so <u>would not be lawful.</u></p>

Application Ref 19800849 shows the original floorplan:



Following through the plans over the years shows that the attached garage, which was not part of the original dwelling house as not living accommodation, is the kitchen of the current plans. The proposed design remains incongruous. The proposal will increase the bulk and mass of the property, further increasing the floor area. Taken with the previously permitted single storey rear extension there will effectively be a full width extension of the presently existing house.

2) Single storey side extension.

This would be extending eastwards from the side of the original garage, which is not part of the original dwelling house, so **would not be lawful.**

Joining up to the pool house would not be permitted development and would require planning permission.

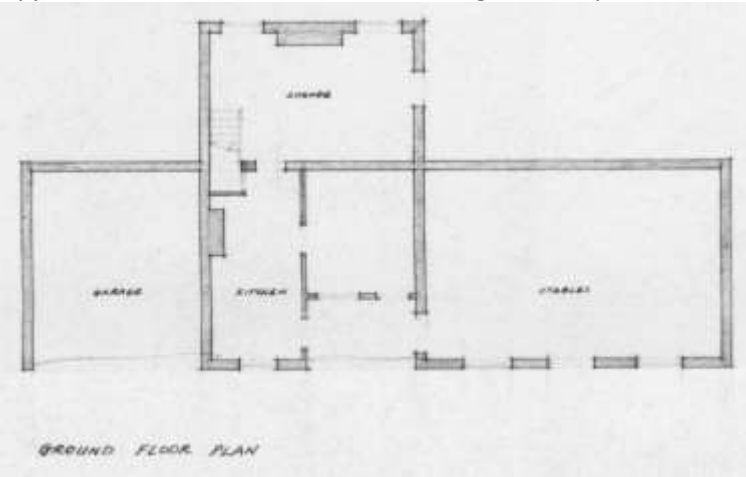
3) General points:

This property has been subject to a considerable number of planning applications. The floor area of the original dwelling appears to be only about 100sqm, and the house has already been extended very considerably beyond the one-third rule.

Other built forms have also been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building with retrospective planning permission), the area of all of which should also be taken into account.

We consider that the main house and the overall property are being over-developed.

(sent 7/2/24)

<p>20240069</p> <p>Refused</p>	<p>Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN</p>	<p>Prior approval application for a single storey rear extension with a depth of 8.00 metres, maximum height of 2.60 metres and eaves height of 3.00 metres.</p>	<p>The Parish Council OBJECTS to this application, which would not be permitted development and instead requires planning permission.</p> <p>The proposed extension extends eastwards beyond the original wall of the dwelling house, so would not be permitted.</p> <p>Application Ref 19800849 shows the original floorplan:</p>  <p>Following through the plans over the years shows that the attached garage, which was not part of the original dwelling house as not living accommodation, is the kitchen of the current plans. The proposal will further increase the floor area. Taken with the previously permitted single storey rear extension there will effectively be a full width extension of the presently existing house.</p> <p><u>General points:</u></p> <p>This property has been subject to a considerable number of planning applications. The floor area of the original dwelling appears to have been only about 100sqm, and the house has already been extended very considerably beyond the one-third rule. Other built forms have also been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building with retrospective planning permission), the area of all of which should also be taken into account. We consider that the main house and the overall property are being over-developed. (Sent 7/2/24)</p>
<p>20240075</p> <p>Permitted</p>	<p>7 Glenrosa Gardens, Gravesend, Kent, DA12 4PT</p>	<p>Erection of ground floor front and rear extensions, side entrance lobby infill, roof</p>	<p>This is a re-application of refs 20230677 and 20230882, which were both refused permission, with further improvements to the design: the front door elevation is no longer being extended forwards into the parking space.</p> <p>The Parish Council has no objections in principle to this proposal subject to there not being and valid</p>

		light and associated external and internal alterations.	objections from neighbouring properties. (Sent 22/2/24)
20240123 Refused	Dunelm, Woodlands Lane, Shorne, Gravesend Kent DA12 3HH	Erection of a two storey front and rear extension and alterations to existing dwelling.	<p>The Parish Council has no objection in principle to the house being extended at the rear, subject to there not being any significant valid objections from neighbours, but overall has to OBJECT to aspects of the proposed design.</p> <p>Woodlands Lane is a semi-rural location, and Dunelm is one of eight similar design detached properties that were built in the 1960's, six of which front the lane and are characterised by being set back with very open frontages laid to lawn.</p> <p>The proposals change the appearance of the property away from compatibility with the neighbouring properties and the area, introducing an urbanising, ultra-modern design which will be alien and obtrusive, with dominating and negative impact on the street scene. This is particularly resulting from the large areas of glass, which will also lead to light pollution, and together with the reduced sill heights will also cause a reduction in privacy for the occupants.</p> <p>We have the following specific objections/concerns:</p> <ul style="list-style-type: none"> • The double height atrium causes a very dominant appearance while not adding to usable space on the first floor, we suggest it could be reduced to single storey. • The atrium extends further forward than the existing porch, further in front of the building line, we suggest that the depth should be reduced to the original build depth of the adjacent front porches. • The proposal includes a side balcony on the south side elevation, these (and non-obscured windows) are not normally permitted for side elevations due to adverse impact on privacy for neighbouring properties so this feature should be removed. This creates a problem for the window of the proposed 11msq bedroom. • The 3D images of the rear appear to show a rear balcony from which users could overlook both neighbouring rear gardens, this is also not usually permitted. • The proposals appear to double the floor area of the property, greatly exceeding the one-third rule (although this side of Woodlands Lane is within the village envelope). • No exterior lights are shown or therefore permitted. • The colour of the render is not specified, it should be painted white/off white. • Due to the quantity of development proposed, we request that permitted development rights should be withdrawn, in order to control future development of the site in the interests of neighbour amenity. <p>(Sent 22/2/24)</p>