MEETING 5

SHORNE PARISH COUNCIL

Minutes of the Planning & Highways Committee
Meeting held on 22 January 2015 in Shorne Village Hall

PRESENT Mr R Theobald (Chairman)
Mr D Hart
Mr R Lane
Mrs S Lindley

APOLOGIES for absence were received from Mr M Brett, Mr R Cooper, Mr G Dent and Mr J Bugg.

54 Minutes of the Meeting held on 16 October 2014

The minutes were AGREED as a true record.

55 PLANNING MATTERS
Planning Applications

No planning applications had been received immediately prior to the meeting.

56 Report of Action taken under Standing Order 4(a)(ii)
Schedule of Planning Applications dealt with by the Chairman in Consultation with Members

KCC/GR/431/2014 Kent County Council	Erection of a replacement building to provide covered working area, provision of trammel and picking station at existing waste transfer station. Unit 4, Apex Business Park, Queens Farm Road, Shorne, Kent DA12 3HU

The Council wishes make the following representations:-

The Council has NO OBJECTION to the application.

(a) The Council would be concerned if the application was likely to result in intensification of the use of the site and increased traffic

movements on local roads.

GR/2014/565
Mr Derek Wade

Erection of two front extensions to form enlarged changing rooms. Shorne Football Club, Pondfield Lane, Shorne, Kent DA12 3LD

NO OBJECTION

GR/2014/809
Mrs Allison Franks

Revised Drawings Erection of a detached three bedroom bungalow fronting Racefield Close with dormer windows in the front and rear roof slopes and rooms in the roof space. Land adjacent to 1 Park Cottages, Tanyard Hill, Shorne, Kent.

The Council wishes to make the following representations:-

The Council has NO OBJECTION to the application.

The Council welcomes the fact that the floor level has been defined and the building has been re-sited.

GR/2014/889
Mr Mark Lawrence

Erection of two storey side extension to enlarge existing bedroom with ensuite, single storey rear extension to form family room and front porch. 1 Michael Gardens, Shorne West, Kent.
Shorne, Kent.

NO OBJECTION

GR/2014/934
Mr John Lambell

Application for the variation of condition 9 attached to planning permission ref No 2011/752 for the conversion of former chapel into a four bedroom dwelling involving demolition of existing rear extension and erection of a part two storey and part single storey rear/side extension; o change the glass in the kitchen window on the east elevation at first floor level from obscured glass to clear. The Chapel, 5 The Street, Shorne, Kent.

The Council wishes make the following representations:-

The Council has NO OBJECTION to the application and comments as follows.

(a) The Council appreciates the work that has gone into the sympathetic conversion of the former Chapel, which is regarded as an important building in the history of the village, and is in the Shorne, The Street Conservation Area.

(b) The Council notes that the use of obscured glass in kitchen windows would have a significant impact on the amenity of the occupants of the Chapel and is generally sympathetic to the application to remove the condition. The Council further notes that due to the height difference there may be a degree of over-looking. In these circumstances only if there is a sustained objection from the occupiers of the property in Hollands Close immediately to the north of the Chapel, who could be affected, should the condition be retained.

GR/2014/ 965
Kent Sovereign Properties Ltd

Application for the variation of condition 2 attached to planning permission ref No 2011/248 for conversion of former agricultural buildings to form two residential dwellings together with ancillary workspace, garaging, storage, car parking spaces, new access track and landscaping; to allow the erection of a single storey extension on the rear (west) elevation to form dining area, kitchen, shower room/wc and utility room, internal alterations in room layouts on both ground and first floors and a change in window arrangements, with the insertion of three additional window openings on both the front (east) and rear (west) elevations. Queens Farm, Queens Farm Road, Shorne, Kent.

NO OBJECTION

GR/2014/973
Mr Kevin Ball

Retention of replacement windows and door on the elevation. 1 Homewood Cottages, The Ridgeway, Shorne, Kent DA12 3LQ

The Council wishes make the following representations.

The Council wishes to register an OBJECTION to the application on the following grounds:-

(a) The Council notes that Homewood Cottages are in the Shorne 'Chestnut Green' Conservation Area.

(b) The windows and door are out of character with the cottages. This type of door is particularly unsuitable for use in this location and totally out of character with the cottages.

(c) If permitted, the use of unsuitable materials and out of character design would set a precedent resulting in significant degradation of the Conservation Area.

GR/2014/1000
Mr C South

Erection of two storey infill extension to front, change of fenestration and colour of existing windows, replacement of painted render finish with timber effect vertical cladding board, construction of three Juliette balconies on the first floor at the front and side, single storey extension at the front to form extended porch, erection of mono-pitched canopy to rear and extension of existing detached garage to form triple garage and extended garden store. Lark Rise, Pondfield Lane, Shorne, Kent.

The Council wishes make the following representations:-

The Council has NO OBJECGTION to the application but comments as follows:-

The Council notes this application is substantially similar to that submitted under reference GR/2014/0705 except that the cladding material has been revised; a gallery at first floor level has replaced mono pitched canopy on the rear elevation; the size of the porch has been increased and the chimneys have been removed.

(i) The Council regrets the proposal to remove the chimneys which it considers gives the building character.

(ii) The Council notes the description of the application does not make reference to the replacement of the proposed mono pitched canopy on the rear elevation with a gallery at first floor level.

GR/2014/1004
Mr Kamal Khan

Erection of front, side and rear extensions at roof level to form two additional bedrooms with ensuite bathrooms and dressing rooms in the roof space incorporating dormer window in the front and rear roof slopes, construction of Juliet balcony and additional window on the side elevation and erection of a chimney stack on the side elevation. 37 Davys Place, Shorne West, Kent.

The Council wishes make the following representations.

The Council has NO OBJECTION to the application but comments as follows:-

The Council notes the proposal will not increase the footprint or the overall height of the building. The bulk of the building would be increased and this may impact on the adjoining occupiers.

GR/2014/1005
ET Smith & Sons

Application for determination as to whether prior approval is required for the proposed change of use of the existing agricultural building to two residential units. Barretts Folly, Gravesend Road, Shorne, Kent.

The Council wishes make the following representations:-

In the Council's view the application should be called in for determination.

(a) The Council notes the building is in the Green Belt.

(b) The building is the only agricultural building on the holding and its conversion may result in a demand for the erection of a replacement building to the detriment of the openness of the Green Belt. The proposals for the future management of the holding need to be clarified before any conversion is considered.

(c) The building requires significant works to facilitate its conversion and (without prejudice) such works should be subject to planning control in terms of design and access.

GR/014/1036
Mr Dominic Bell

Retention of the solar panels on the flat roof of the rear dormer extension. 15 Coutts Avenue, Shorne, Kent.

The Council wishes make the following representations.

The Council wishes to register an OBJECTION to the application on the following grounds:-

(a) The Council considers the projection of the solar panels above the ridge line of the pitched roof when viewed from Road detracts from the appearance of the bungalow and has an adverse impact on the street scene.

The Council considers it is unfortunate that the dormer was constructed with the flat roof extending from the ridge which in itself detracts from the appearance of the bungalow. In general it is good practice to retain least two rows of tiling below the ridge before a dormer roof emerges from the roof in order to preserve the original roof outline.

The Council notes that, the Schedule to the Town and Country Planning (General Permitted Development)(Amendment)(England) Order 2011 - Part 40 referring to the installation of Micro-generation Equipment on a dwelling house states, in clause A.1. (a) that the development is not permitted if 'it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding the chimney)'

GR/2014/1045
Police & Crime Commission
For Kent

Change of use of former police house/office to a residential swelling. Chestnuts, Tanyard Hill, Shorne, Kent.

NO OBJECTION

GR/2014/1071
Mr T Giddings
Miss J Cheesman

Installation of a new bay window and relocation of the front door with entrance canopy over on the front elevation (south), construction of a dormer window in the front roof slope to provide ensuite in the loft space and clock paving of the front garden.

25 Burdett Avenue, Shorne, Kent.

The Council wishes make the following representations;

The Council has NO OBJECTION to the application.

The Council considers the proposed development is ill proportioned and will not improve the appearance of the property.

GR/2014/1112
Kent Sovreign Properties

Conversion of existing cart-shed, granary and livestock farm buildings into two, three bedroom dwellings with associated paking spaces and refuse storage areas. Queens Farm, Queens Farm Road, Shorne, Gravesend, Kent DA12 3HU.

The Council wishes make the following representations:-
The Council has NO OBJECTION to the Application.

(a) The Council notes that this application excluded the conversion of the former Timber Famed Barn identified on the site plan as being under construction.

57 Decisions of the Borough Council

(a) GR/2014/877 - The Old Parsonage, Butchers Hill - PERMITTED

(b) GR/2014/778 - The Old Parsonage, Butchers Hill - PERMITTED

(c) GR/2014/840 - 9 Calderwood - PERMITTED

(d) GR/2014/843 - Crown Cottage, Gravesend Road - PERMITTED

(e) GR/2014/752 - 3 Gazelle Glade - PERMITTED

(f) GR/2014/666 - 21 Burdett Avenue - PERMITTED

58 Notices of Appeal

There were no Notices of Appeal.

59 Lower Thames Crossing (46)

Mr Theobald reported that the Council had been contacted by Meridian Television in

connection with the proposed crossing. He was informed that the House of Commons Transport Select Committee were investigating strategic river crossing. The first evidence session was to be held on Monday 12 January when the Committee would be taking oral evidence. The session will focus on proposals for additional river crossings east of Tower Bridge, their deliverability and how they should be funded.

A copy of the list of witnesses was subsequently forwarded to the Council. These were:-

- Michèle Dix, Managing Director, Planning, Transport for London.
- Isabel Dedring, Deputy Mayor, Greater London Authority.
- Colin Stanbridge, Chief Executive, London Chamber of Commerce and Industry .
- Councillor Rodney Bass, Cabinet Member for Highways and Transportation, Essex County Council.
- Councillor Denise Hyland, Leader, Royal Borough of Greenwich.
- Paul Carter, Leader, Kent County Council.
- Sir Robin Wales, Mayor of Newham.
- Councillor John Kent, Leader, Thurrock Council.
- Lord Adonis.
- Lord Heseltine.

It was noted that both Kent and Essex County Councils were to give evidence together with Thurrock but in terms of the Lower Thames Crossing local interest was not represented. Mr Theobald reported this to the Leader and Chief Executive of Gravesham who subsequently agreed to give written evidence.

60 Gravesham Local Plan Core Strategy (formerly the LDF) (47)

It was understood that work on Local Plan was continuing with the preparation of development management polices.

61 Airport Strategy (48)

It was noted that Gatwick air port had recently published their development plans.

62 Warren Farm (49)

A meeting had been held on site on 17 January 2015 at the request of the agents representing the promoters of a scheme to use the "Apple Store" for a day nursery. Council members attended without prejudice. The promoters were advised that the Council would not support the proposal.

HIGHWAY MATTERS

63 Accident Reports

Kent Highways had replied to the Council's stating that they did not consider it was feasible to cut the bank back at Forge Lane and that the edge of the carriageway surfacing would be exposed. The advice from the Department of Transport is that central white lining should not be provided on rural roads where the width of the road is less than 5.5m (18 feet).

64 The Ridgeway - Footway Extension (1)

Mr Theobald had now identified the drawing giving details of the County Council's Land ownership. The site had been inspected and it was noted there were poles supporting overhead lines which would obstruct a footway at the western end. Mr Theobald will produce a report.

65 Condition of Roads in the Parish (52)

A complaint had been received regarding the condition of carriageway in Green Farm Lane. This is to be investigated. A letter has been sent to Lisa Gillham, Highway Manager and a reply has been received advising that Donna Cuthbertson, the Parish Council's steward for the area will be out to inspect this shortly. **Ref: No. 15200176.**

66 Road Drainage

Mill Hill Lane and Forge Lane blocked gullies - Following a lack of response a location plan and photographs had been forwarded to KCC identifying the gullies that need clearing. KCC had given an assurance that these would be cleared.

67 Pot Holes

Marling Way - Mr Hart commented that there were pot holes in Marling Way and he would report these.
The Street - there were early signs of pot holes that were developing in The Street and these would be kept under observation.

68 Golf Club Access Road - Dangerous Driving and Noise Nuisance

Mr Lane had arranged a meeting at the Golf Club on 20th January with all the interested parties and a number of possible courses of action were being pursued.

69 Matters Raised by Members

(a) Landscaping strip off Michael Gardens. - Mr Hart suggested that a site meeting should be held for new members to be familiarised with the situation. This was agreed. Mr Theobald is to make the arrangements.

(b) Marling Way flooding - Mr Hart was asked if there had been flooding following recent rain (during which Shorne Crossroads was flooded). Mr Hart commented that the road had not flooded which may be due to the fact that KCC had cleaned out the gullies and soakaways or it may be that the rain was less intense.

(c) Marling Way damage Hydrant cover - Mr Hart reported that the damaged fire hydrant cover had been replaced.

There being no further business, the meeting closed at 8.45pm.