MEETING No 1

SHORNE PARISH COUNCIL

Minutes of the Planning & Highways Committee
Meeting held on 9 June 2016 in Shorne Village Hall

PRESENT	Mrs S Lindley (Chairman) Mr J Bugg Mr R Cooper Miss P Clifton Mr R Lane Mr R Theobald
APOLOGIES	for absence were received from Mrs T Martin and Mr M Redfern

1 Minutes of the Meeting held on 14th April 2016

The minutes were AGREED as a true record.

2 Matters Arising from the Minutes

There were no matters arising from the Minutes not otherwise on the agenda.

3 Correspondence

Taken with agenda items.

PLANNING MATTERS

4 Planning Applications/Issues pending

(a) Nuralite (British Uralite) Land Clearance: Land west of the industrial buildings, which is between the canal and the railway line, immediately west of Shornemead crossing had been cleared just before Easter, causing loss of wildlife habitat (part of the site is supposed to be a wildlife area). This had been reported to Gravesham and enforcement action taken particularly over concerns about disturbance of Asbestos contaminated land/previous tip. There has not yet been any planning application for the cleared area. It was also noted that there had been a fire in part of the industrial estate on 6th June 2016.

(b) Long Acre, Pear Tree Lane: Possible misuse of site and multiple occupation. Gravesham have requested that neighbours collect detailed firm evidence, without which they cannot take any enforcement action.

(c) Proposed Telephone Transmitter in Parish Church Tower: This was discussed at length as per recent correspondence. The Parish Council had been sent some pre-notification information about a proposal to install mobile phone antennae within the Grade 2 listed Church Tower. Various questions had been raised in response but these had not all been answered. The process seems not to require formal planning permission. The main concern is that there is a discrepancy between what is proposed (GRP replacement of the oak louvres) and previous experience of heritage requirements for authenticity of materials used. The Parish Council has specifically requested technical information proving that replacement is functionally necessary. Mrs Lindley will continue the correspondence and also contact Mr Clive Gilbert at GBC who has heritage responsibilities.

(d) Travelers Encampment: It was noted that Travellers have set up a camp on the old A2 near the Cyclopark.

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

See Table at end of minutes.

6 Decisions of the Borough Council

(a) Landscape Strip at Michael Gardens: Further to the Chairman's representations on planning aspects, the Borough Council had accepted the validity of the points made and decided for the time being (next review after five years) to continue with licensing any householders to take over parts of the amenity land rather than selling.

(b) GR/2016/0246 - Warren Farm - New Barn and Access Road: The application had been withdrawn.

(c) GR/2016/0221 and 0228 - Queens Farm - Previous Utility Room, now application for carport plus two carports for another building: The proposal has been called into the Regulatory Board, our principal concern is the manner of the applications and approval of this and other recent planning applications.

7 Notices of Appeal

No Notices of Appeal.

8 Parish/Neighbourhood Plan (118)

Nothing further to report.

9 Major Plans Affecting the Parish

(a) Conservation Areas Appraisals update: The Chairman had responded as discussed at

the previous meeting and will take the traffic calming aspects forward with Kent County Council Highways and Gravesham Borough Council as appropriate.

(b) War Memorial Listed Building Status Update: The Council has been informed that the War Memorial has been added to the List of Buildings of Special Architectural or Historic Interest at Grade 2.

(c) KCC Active Travel Strategy Consultation (closes 13th July): It was agreed that the Chairman would submit a suitable response.

10 Developments outside the Parish but with impact on Shorne (reported for information)

(a) Paramount Developments: It was reported that they will be consulting again over a new access road layout, possibly west of Ebbsfleet station.

(b) Outer Thames Estuary Special Protection Area consultation (closes 14th July): It was agreed the Chairman would submit a suitable response supporting the principles.

HIGHWAY MATTERS

11 Accident Reports

On 5th May 2016 a Mini car and a motorcycle collided at the junction of Woodlands Lane with Brewers Road, the air ambulance landed on the football field. Miss Clifton commented that the white lines needed re-painting and she undertook to report that to the responsible authority (KCC). It was discussed that the junction is difficult to use and that traffic on Brewers Road at that point may be picking up speed.

12 Traffic Monitoring & Speedwatch (122)

Miss Clifton had sent out the latest speed watch figures to members, eight sessions had been undertaken since the last meeting and it was found again that there was a high percentage of speeding (25%) near the See Ho and at the bottom of Tanyard Hill. Some sessions had been done in peak traffic time and these also showed the extent of traffic (e.g. 60 vehicles in 40 minutes at the See Ho.

13 Condition of Roads in the Parish (123)

No improvements to report. Mrs Lindley has contacted Donna Cuthbertson to try and arrange a meeting to discuss all the on-going problems. There was discussion about various other issues which will be added to the list already sent. Please see Table at end of minutes. Mrs Lindley's previous e-mail concerning re-painting the yellow lines had not resulted in any action so will be re-sent to Gravesham.

14 Lorries Parking Beside the A2 (124)

Lorries parked on the northern side of the A2 are still a problem but it has been noted that the police are generally moving them on.

It was reported that the lorry parking area at Marling Cross has been closed but it is very confused as to who has done this or for what reason, the matter will be referred to the next joint transportation board.

15 Highway Modifications (127)

These issues will also be covered in the forthcoming meeting with KCC Highways.

16 Feedback from GBC/KCC Joint Transportation Board (128)

Mrs Lindley is taking over as the SPC rep on this, however meetings are presently cancelled as Bryan Sweetland is on essential leave. Street lighting at night (timetable for restoration) will also be raised when meetings resume.

17 Matters Raised by Members

(a) The Barrister's response concerning possible legal challenge to Lower Thames Crossing proposals has been circulated and all are requested to review both the response and our original submission to identify any additional points that could be made.

(b) Miss Clifton reported that the Recreation Ground padlock is broken, Mr Lane undertook to do replace this, the keys are not supposed to be copiable.

There being no further business, the meeting closed at 9.15pm.

PLANNING REPRESENTATIONS SUBMITTED SINCE PREVIOUS MEETING (Item 5)				
Ref	**Address**	**Description**	**SPC Submission**	**Decision**
GR/2016/0027 - ***REVISED DESCRIPTION/REVISED PLANS*** Standing orders, minuted 9th June 2016)	Mirrabooka, Gravesend Road, Shorne, Gravesend, Kent DA12 3JJ	Continued use of agricultural land as residential garden and retention of a detached outbuilding at rear.	This application falls into two parts: 1) Regularisation of land use position The Parish Council notes the land use and purchase history and has NO OBJECTION to this aspect of this planning application which will result in the garden length of Mirrabooka officially matching those of the westerly neighbouring properties. 2) The garden room The Parish Council has NO OBJECTION IN PRINCIPLE to this aspect of the planning application. However we note the following: a) The proposed building is large for its location on the site being 6m by 10m (including overhang) and 3.6m ridge height. b) It therefore leaves relatively small margins remaining being 1.0-1.2m on the east and 1.8-2.0m on the west. c) Neighbouring gardens show a variety of garden buildings and positions but a building of this size might be better located at the far end of the plot as is the case for the immediate neighbour. d) The proposed building has large windows on the sides which could overlook the neighbouring garden to the west. e) The proposed building has a barn end style roof but there appear to be different angles at the two ends, it would be preferable for these to be made the same. f) No internal fittings or utilities are shown on the plans so it is assumed that there will only be an electricity supply, and only that should be permitted. As with our previous comments, we would request that conditions should be imposed such that the garden building can only be used as ancillary accommodation for the house and not as a separate dwelling.	
GR/2016/0216 Standing orders, minuted 9th June 2016)	Land south of Courtlands, Gravesend Road, Shorne, Gravesend, Kent DA12 3JR	Creation of a vehicular access onto A226 Gravesend Road and installation of post rail fencing and a field gate.	The Parish Council has NO OBJECTION IN PRINCIPLE to this planning application. However there are a few aspects that require correction/further clarification: 1. The land in question is west of Courtlands rather than south, but on the south side of the A226 Gravesend Road. 2. The text of the Planning, Design and Access statement refers to 4.8m width of the field gate and access but the plans show 5.0m, both seem wider than would appear to be needed. 3. The proposed fence height of 1.0m is lower than considered normal for fencing in of horses (1.5 is the more usual minimum) and we would question whether the proposed fence is high enough to achieve required safety and security aspects. 4. It is not clear from the application as to what will be the extent of the proposed fencing, this is important as regards public rights of way, which must be maintained and facilitated. 5. The application form refers to a public footpath (presumably NS159) at the western boundary of the site and which "runs over part of the land". More information is needed about the location of the proposed fencing, any gates to be provided if relevant, protection of the public etc. 6. The site plan shows another path (well used as seen on "Google Earth") at the east of the site, there needs to also be information provided about how this route will also be maintained. 7. It needs to be very clear and conditioned as part of any permission given that this land will remain agricultural and will not become part of the Courtlands curtilage or have any residential/building rights.	
GR/2016/0308 (Standing orders, minuted 9th June 2016)	La Serena, Gravesend Road, Shorne, Gravesend, Kent DA12 3JJ	Rear ground floor conservatory.	The Parish Council has NO OBJECTION to this planning application.	
GR/2016/0316 (Standing orders, minuted 9th June 2016)	3 Longtens Cottages, Green Farm Lane, Shorne, Gravesend, Kent DA12 3HW	Erection of a two storey side extension and erection of an enlarged front porch.	The Parish Council has NO OBJECTION to this application. We do however note the following: 1. This is a large extension which nearly doubles the width of the property. 2. Parking provision (currently off-road in front garden) will be unchanged. 3. The ground floor layout of the new extension incorporates two manholes and structurally will have to bridge the associated drains.	

GR/2016/0424 (Standing orders, minuted 9th June 2016)	The Old Parsonage, Butchers Hill, Shorne, Gravesend, Kent DA12 3EB	Variation of Condition 2 attached to planning permission reference number 20140777 for the demolition of existing detached double garage and erection of a detached triple garage; to allow a minor increase in the building volume to accommodate vehicle and ground maintenance equipment for use of the main property.	The Parish Council notes that the increased size and bulk of the building could have increased (potentially adverse) effect on the Conservation Area but has NO OBJECTION to the variation providing that all other aspects of the previous decision 20140777 remain unchanged.	
GR/2016/0425 (Standing orders, minuted 9th June 2016)	6 Fairfields, Gravesend, Kent DA12 4QG	Erection of a two storey side extension.	The Parish Council has NO OBJECTION to the application. We note that this application results in the loss of the garage and the parking space to its front however it would appear that there will still be sufficient space available for two cars to be parked without adversely affecting neighbouring properties.	
GR/2016/0153 (Standing orders, minuted 9th June 2016)	Star Kickboxing, Unit 9 Apex Business Park, Queens Farm Road, Shorne, Gravesend, Kent DA12 3HU.	Continued use of industrial unit as a fitness academy.	The Parish Council has NO OBJECTION IN PRINCIPLE to the planning application. However, as a general observation, we note based on parishioners comments that overall there has been an increase in traffic accessing the Apex Business Park as a whole. This increases safety risks on the Lower Higham Road (currently 50mph limit) and Queens Farm Road, both of which are narrow in places and have blind bends and summits, as well as on nearby roads such as Green Farm Lane and Shorne Village itself which are being used inappropriately as access routes.	
GR/2016/0329 (Standing orders, minuted 9th June 2016)	Inn on the Lake, Watling Street, Shorne, Gravesend, Kent DA12 3HB	Retention of raised decking.	The Parish Council has NO OBJECTION to the application.	
GR/2016/0441 (Standing orders, minuted 9th June 2016)	Red House Lower Road Shorne Gravesend Kent DA12 3HR	Erection of six new boarding kennels to existing block of six kennels.	The Parish Council wishes to make the following submission regarding this application: 1. We have no objection in principle to the application but were surprised by it as we were unaware that the site had been licensed as a boarding kennels. 2. We note that the entrance to the site was previously moved to the West in a safer location and format than previously. 3. We note the suggestion that there may be further expansion in the future. 4. The kennels are alongside Footpath NS156 and persons using the footpath may disturb the dogs and vice-versa. 5. It would be preferable if some plantings could be made at the rear of the kennels abutting the footpath to reduce visual impact. 6. For other boarding kennels that we are aware of there has been a noise management plan and a noise assessment undertaken in relation to nearby residential properties and we request that this should also happen for this facility.	
GR/2016/0470 (Standing orders, minuted 9th June 2016)	Gwendon, Pear Tree Lane, Shorne, Gravesend, Kent DA12 3JT	Single storey rear extension with a depth of 8 metres, maximum height of 3.89 metres and eave height of 2.6 metres (west) and 2.9 metres (east)	The Parish Council has not been consulted on this application but wishes to make the following submission regarding its content: Although this is a large and deep extension, having considered all the plans, the land configuration and any impact on neighbouring properties, the Parish Council has NO OBJECTION to this planning application.	

GR/2016/0478 (Standing orders, minuted 9th June 2016)	Ringland, Pear Tree Lane, Shorne, Gravesend, Kent DA12 3JS	Erection of part two storey, part single storey side extensions on both sides of dwelling, single storey rear extension, construction of two dormer windows in rear roof slope, alterations to front elevation including new front gabled bays, porch, new windows and doors.	The Parish Council wishes to register its OBJECTIONS to the application. The existing house is a good sized, two-storey, 4 bedroom/2 bathroom dwelling of modern appearance, it appears to have previously had a single storey extension up to the boundary behind the garage on the right. It has no windows on the right-hand/south elevation and two upstairs windows on the left-hand (north) elevation. The block plan shows the house to be located behind its right-hand neighbour so that it abuts the back garden. The planning application is deficient in that it does not include information about the land levels to each side of the house. Visual inspection shows that the house is located in a steeply descending part of Pear Tree Lane and is higher than the roadway. The land falls behind the house to a field and then Crutches Lane in Higham, uphill is a single storey dwelling with converted roofspace (Tilsmore), downhill is two-storey dwelling (Badgers Rake). The proposal would extend the house significantly in all dimensions, with two-storey extensions reaching very close to the boundary on both sides, loss of the double garage (remaining on-site parking will probably still be sufficient), conversion of the loft to habitable space, and including a double height window and gabled dormer on the front elevation so both becoming and giving the visual appearance of a three-storey house. It would then have 6 bedrooms and 5 bathrooms. If permitted, the bathroom windows on the side elevations should be obscured glass and preferably non-opening, and all plantings to the front of the property should be retained. We consider that this proposal is inappropriate and excessive in size and mass for this site and the nature of neighbouring properties, which it would tower over and dwarf. It would significantly overlook neighbouring houses and gardens thus reducing their amenity and privacy. The proposed design is not in keeping with the neighbourhood as a whole and out of character to the neighbouring properties. We would like to see a significant reduction in mass of the proposals.	

Speedwatch data since previous meeting (Item 12)

Date	Location	Start Time	Finish Time	Vehicles >35mph	Total vehicles	%	Letters (Kent) Mid-Range Speeding	Letters (Kent) High-End Speeding
15/04/2016	Top of Tanyard Hill (S)	08:35	09:30	8	62	13%		
21/04/2016	Top of Tanyard Hill (S)	08:10	09:10	4	38	11%	0	1
24/04/2016	Bottom of Tanyard Hill (N)	15:15	16:15	15	61	25%	0	0
28/04/2016	See Ho (W)	08:15	09:05	13	76	17%	2	0
06/05/2016	See Ho (W)	08:15	09:00	4	44	9%		
13/05/2016	Top of Tanyard Hill (S)	08:10	09:05	9	55	16%	5	0
19/05/2016	Top of Tanyard Hill (S)	08:10	09:10	8	63	13%	0	0
27/05/2016	See Ho (W)	07:50	08:30	15	59	25%		

SHORNE HIGHWAYS ISSUES June 2016 (Item 13) *Shorne Parish Council, Planning and Highways Committee*

Location:	Pavement	Verge	Width	Gullies, Soakaways	Land/Surface drainage	Carriageway structure	Speed Limit	Signage
Country Park	Bollards or barriers needed to prevent parking						30 mph?	More width restriction signs
Pear Tree Lane							30mph requested	Need "no footway" signs
Ridgeway	Extend Footway for pedestrian safety	Correction of encroachment needed					20mph?	
Tanyard Hill – upper		Parking on grass verges, especially near bus stop		Vegetation and debris encroached, blocked				
Tanyard Hill – lower	Poor condition, trip hazard	Stream (used to be a ditch there)		Blocked	Stream (used to be a ditch there)		20mph?	
The Street					Stream	Dip in road at junction with Manor Field	20mph?	
Manor Field	Very uneven (tree roots?), trip hazard				Stream	Dip in road at junction with The Street		
Mill Hill Lane				Blocked		Edges		
Shorne-Ifield Road						Rutted	20/30 mph in settlement?	
Forge Lane			Too narrow at bend, unsafe, ? widen	Soakaways inadequate at bottom			30mph requested	

Everywhere: Parking problems, speed problems, excess traffic especially commercial and large vehicles, faded white lines, faded yellow lines, carriageway condition - ? comprehensive traffic calming/restrictions needed.