MEETING No 5

SHORNE PARISH COUNCIL

Minutes of the Planning & Highways Committee
Meeting held on 3 March 2016 in Shorne Village Hall

PRESENT	Mrs S Lindley (Chairman) Mr J Bugg Mr R Theobald Mr D Hart Mr G Dent Mr R Lane
APOLOGIES	for absence were received from Miss P Clifton, Mr R Cooper and Mr M Redfern
ALSO IN ATTENDANCE	Mr D Parmenter

88 Minutes of the Meeting held on 21st January 2016

The minutes were AGREED as a true record, except for Minute 77, third para, last line, should read "…GBC purchased equipment available". Also Minute 87(a), last line should read "An order has also gone out for the heating problems".

89 Matters Arising from the Minutes

There were no matters arising from the Minutes.

PLANNING MATTERS

90 Planning Applications

There was one planning application pending which was reviewed at the end of the meeting, see end of minutes for applications dealt with under standing orders.

20160193 (Discussed and minuted 3/3/16)	Mill Cottage, Mill Hill Lane, Shorne, Gravesend Kent DA12 3HA	Erection of a single storey rear extension to detached garage to form workshop/store.	The Parish Council has NO OBJECTION to the planning application. As is usual for a building of this size and type, we would however REQUEST THAT CONDITIONS BE APPLIED such that the use of the garage and workshop can only be as one unit, ancillary to the main dwelling and not form a separate dwelling.

91 Garden Features

The "Wishing Well" feature at the front of Sandpit Cottage" at The Ridgeway was discussed. It was considered that this was a garden feature and no action is to be taken.

92 Caravan Club

Mrs Lindley reported that Warren Farm had previously applied to be registered with the Caravan Club in 2013 and have now applied again, to have up to five touring caravans at a time, each for up to twenty-eight days. The Parish Council were informed through an e-mail to Mr Lane but were not sent full information however this was subsequently found to have been lodged with the Borough Council (GR/2016/0159). She had sought views from properties neighbouring to the site and along Swillers Lane and received in response 4 telephone calls and six e-mails all in opposition to the proposal. Three residents had also written similarly direct to the Caravan Club (one not already counted). There were 11 objections in total. She has written to the Caravan Club and also copied to the Planning Dept at Borough Council registering the Parish Council's views and objections to this proposal. Mr Theobald reported that these applications do not require planning permission and therefore the Borough Council is not in a position to refuse the proposal.

Mr Bugg pointed out that the access to Warren Farm has been improved. Mrs Lindley reported that Borough Council had decided that the works did not require prior approval.

93 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 Report at end of minutes.

94 Decisions of the Borough Council

(a) GR/2015/1216 - Sakho Farmhouse, 41 Thong Lane
Demolition of Single Garage and Erection of Double Garage

This has been REFUSED.

(b) GR/2015/1005 - Ringland, Pear Tree Lane
Application for a Lawful Development Certificate for two-storey rear, single storey Side Extensions and detached pool house

This has been PERMITTED under permitted development rights criteria. Mrs Lindley will contact the Planning Dept at the Borough Council about this process.

95 Notices of Appeal

No Notices of Appeal.

96 Parish/Neighbourhood Plan

Nothing further to report at this stage.

97 Lower Thames Crossing (69)

Mr Bugg had advised members that £784.28 had been collected from public donations and from the sale of stickers. It had been agreed that a separate account should be opened for monies related to the protest to Option C of the Lower Thames Crossing. The Clerk is in the process of opening a current account with Lloyds TSB into which the monies can be paid. The account will be in the name of Shorne Parish Council (Lower Thames Crossing). It was agreed that the signatories are to be Mrs T Martin (Clerk), Mr R Theobald (Chairman), Mr J Bugg (Vice-Chairman) and Mr R Lane (Parish Councillor), with any two to sign. The Council will be issued with a cheque book and a paying-in book.

Mr Theobald gave an update. A working party has been appointed. An informal meeting with Counsel is likely.

98 Developments outside the Parish but with impact on Shorne (73)

(a) Ebbsfleet Housing and Paramount Developments (73a)

There was a brief update on the Ebbsfleet Housing and Paramount Developments.

(b) Medway LDF (73b)

The consultation is now closed.

99 HIGHWAY MATTERS

100 Accident Reports (76)

No accidents reported but members were aware that there had been an accident at Nell's Café due to a lorry reversing up the eastbound slip-road.

101 Traffic Monitoring & Speedwatch (77)

Miss Clifton had provided the latest speed watch figures, see table on next page for monitoring undertaken since the previous meeting. Four more traffic monitoring sessions had been carried out.

Date	Location	Start Time	Finish Time	No of cars over 35mph	Total No of cars	%	No of letters generated for Mid-Range Speeding	No of letters generated for High-End Speeding
22/01/2016	Top of Tanyard Hill (S)	08:15	08:35	1	12	8%	0	1
12/02/2016	See Ho (W)	08:10	09:10	7	51	14%		
20/02/2016	Bottom of Tanyard Hill (N)	10:10	11:05	4	29	14%	2	0
23/02/2016	Top of Tanyard Hill (S)	08:10	09:05	8	59	14%		

102 KCC - Consultation about Street Lighting (78)

The Parish Council has been advised that the lights on the Gravesend Road will be switched back on but this could take a while.

103 Condition of Roads in the Parish (79)

(a) Potholes (79a)

A few of the potholes have been marked up for repairs at Tanyard Hill at the junction with The Ridgeway.

(b) Drainage (79b)

The gully in Woodlands Lane, which was reported by Mr Lane, has been cleared. Mr Theobald is to provide pictures of the gully in Tanyard Hill, opposite Denmark House which is completely buried by debris in order to assist taking this forward with KCC.

104 Lorries Parking Beside the A2 (81)

It was reported that this is causing significant environmental issues and that inappropriate behaviours are also taking place.

105 Park Pale Access Road Misuse (82)

Mr Lane reported that there have been no complaints recently.

106 Parking problems (83)

This is to be carried over to the next meeting.

107 Highway Modifications (84)

This is to be carried over to the next meeting.

108 Feedback from GBC/KCC Joint Transportation Board (85)

Nothing to report.

109 Matters Raised by Members

(a) Mr Theobald reported that the old Gravesend hospital M1/M2 block is to be demolished and 7-storey flats erected. There will also be a housing development at Dering Way.

(b) Mr Theobald reported that he had received a letter from KCC related to the Shorne-mead Crossing. He has also written to Mrs Rumfitt, advising that the Parish Council will not require her services.

(c) Regarding the national plan for "Queen's Beacons" on 21st April 2016, Mrs Lindley inquired as to whether there was an existing beacon locally. Mr Theobald reported that the Parish Council had tried previously to have a beacon for the Queen's Diamond Jubilee but was unable to carry this out due to lack of landowner's permission, so the answer is that there is no existing beacon.

110 Matters Raised by Parishioners

Mr Parmenter requested clarification of "permitted developments". He was advised that a "Permitted Development Order" lists all things that can be carried out without submitting a planning application.

There being no further business, the meeting closed at 9.30pm.

PLANNING APPLICATION SUBMISSIONS SINCE PREVIOUS MEETING ON 21st JANUARY 2016				
GR/2016/0027 (Standing orders)	Mirrabooka, Gravesend Road, Shorne, Gravesend, Kent DA12 3JJ	Retention of garden room in rear garden.	The Parish Council has NO OBJECTION IN PRINCIPLE to the planning application. We would request however 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.	TBA
GR/2016/0066 (Standing orders)	10 Tanyard Cottages, Tanyard Hill, Shorne, Gravesend, Kent DA12 3EW	Erection of single storey rear and side extensions to form enlarged kitchen, utility room, w.c. and entrance lobby.	The Parish Council has NO OBJECTION to the planning application.	TBA
GR/2016/0083 (Standing orders)	Boughurst Cottage, 45 Brewers Road, Shorne, Gravesend, Kent DA12 3HD	Variation of condition 2 , 11 and removal of condition 14 attached to permission reference number 20150875 proposed erection of four replacement buildings to accommodate (i) kennels (ii) cattery (iii) small animal hotel (iiii) reception/shop/office/staff accommodation/grooming and storage, together with associated parking, turning and manoeuvring space within the site. Relocation of vehicular access onto Brewers Road and stopping-up of existing access onto A2 slip road and associated landscaping; to allow subsubstitution of approved drawing no. 03.Rev G with replacement drawing no. 2415.08 showing changes to layout, driveway, parking areas and garages. Reinstatement of permitted develop ment rights.	The Parish Council has NO OBJECTIONS to the planning application.	TBA
GR/2016/0139 (Standing orders)	Chestnuts, Tanyard Hill, Shorne, Gravesend, Kent DA12 3EN	Erection of a two storey side extension, single storey side extensions and new pitched roof on existing single storey side element, entrance canopy on front elevation and external alterations.	The Parish Council has NO OBJECTION to the planning application. As for the previous application GR/2015/1143 The Parish Council wishes however to note the following: 1) The property is within the village envelope and set well back from the road. 2) The remodelled and extended property is considerably larger in floor area than previously and of greater mass than adjoining properties. 3) The remodelled and extended property will be almost the full width of the plot (and also extended backwards), the remaining front-to-rear access points will be narrow.	TBA

			4) An existing small garage is being demolished and no garage is being reprovided however there should be adequate on-site, open air parking provision at the front of the house.	
GR/2016/0159 (Standing orders)	Warren Farm Swillers Lane Shorne Gravesend Kent	Consultation for use of land as a caravan club site.	CL's Administration Manager The Caravan Club CL's Department East Grinstead House East Grinstead RH19 1UA FAO Mr Tony Barnett, Head of Estates Dear Mr Barnett, Re: Application Reference Number 22/JJ/PS/16 – Warren Farm, Swillers Lane, Shorne We understand that Mr Paul Sibley recently inspected the above site on your behalf further to the landowner having submitted an application for a Certificated Listed caravan site. You will be aware that there was a previous application in January 2013 which the Parish Council opposed. There has not been any formal notification to or discussion with the Parish Council and we have also not received information about any essential/desirable associated facilities that are intended. The Parish Council's view remains unchanged and is in accord with objections raised by immediately adjacent local residents: The site is adjacent to a Primary School and an associated access footpath; Swillers Lane is a narrow dead-end road with restricted turning locations, usually has some cars parked at the roadside, and at school drop-off and pick-up times it is also used by parents delivering/collecting their children, so it is inherently unsuitable for additional traffic and particularly for wider vehicles which are even less manoeuvrable and might also experience difficulties on the steep access route to the proposed site; There are also concerns about risks to safety of pedestrians, children playing and parked vehicles. It is considered that this proposal would be very close to neighbouring properties and would affect their amenity through noise and visual impact, as well as overlooking,	TBA

			spoiling their peace and tranquillity, in what is actually Green Belt and where residential development would not normally be permitted. We have been advised that at least three local residents have sent in letters to you opposing this application, and we have received a further two telephone calls and three e-mails also in opposition. We have not received any representations in support. As detailed previously, the Warren Farm site has a long and sensitive planning history. There have also been public events held at the farm which caused traffic problems and general annoyance to the village. Since the previous application the landowner has received permission for the agricultural building to be converted to residential use (although this was something that was not universally favoured by residents) and for a temporary building to facilitate those works to be undertaken. The general feeling is that there has already been more than enough development on the site and that residents do not wish there to be any more, with particular opposition to any form of further residential expansion. While the Council recognises that the Green Belt has a recreational function and that there is generally a need for recreational Camping Sites, we regret that we just do not consider this particular application and site to be suitable. Yours Faithfully, Mrs T Martin, Parish Clerk. cc. Gravesham Borough Council	