SHORNE PARISH COUNCIL

Minutes of the Planning & Highways Committee
Meeting held on Zoom 28th January 2021

PRESENT:

Mrs S Lindley (Chairman),
Mr J Bugg (Vice-Chairman)
Mrs L McCluskey
Mr C Rea
Mr R Theobald
Miss P Clifton
Mr B Lane
Mr R Hardy

APOLOGIES:

Parishioners Present: None present

51. Minutes of the meeting held on 12th November 2020: These minutes were **AGREED** as a true record and signed.

52. Matters arising from the Minutes not otherwise on the Agenda:

None were raised.

53. To receive and declarations of interest:

Mrs Lindley declared an interest over Highbank, as a neighbour.

Planning:

54. Planning Applications/Issues:

a) Bucklebury, Pear Tree Lane – permission refused: This was an application for a very large extension to the main house plus a pool/gym building, subterranean cinema/games room and a three-vehicle garage close to the road. See also section on possible enforcement action (garden building).
b) Land between 29-31 The Street – clearing up done in December. Gravesham Borough Council had written to the owners and the site was cleared in December. Thick membrane has been put down with the aim of suppressing future regrowth. The old car has been removed from the garage but this now appears to be in worse condition.
c) Highbank, Mill Hill Lane – driveway bell-mouth enlargement. This is being dealt with by the Footpaths, Properties and Greens Committee as the proposal encroaches on PC owned land. After discussion, it was considered that there was not any issue arising from the alteration of the access onto the roadway.
d) Ewhurst, Bowesden Lane – proposed infill/backland site: The property is in the Green Belt on the east side of the road. It has a large curtilage but there is not a particularly large space on the relevant side. The proposal is from the same Agent and using the same outline house design as at 1 Bunny Hill. There is presently a small annexe converted from a garage which would be demolished. We have sent objections.
e) Tanners Grange – application to expand residential curtilage: The house is greatly enlarged, has a large triangular curtilage and very large associated paddocks. The application seeks to have all the paddock area reclassified as residential curtilage but

looking at historical information this has never been the case. Objections have been sent. Additionally, there are some outbuildings on the site for which planning permission has not been sought.

f) Courtlands, Gravesend Road – moving and enlarging outbuildings and pool, extensions: There had previously been a Lawful Development Certificate approved. This application relocates (and enlarges) the previously permitted pool and buildings but with a more appropriate building design (brick walls and tiled, pitched roofs), and also seeks extensions to the original part of the house. This property has a problem with the "one third" rule as it has previously been more than doubled in floor area yet is still relatively small for the size of the plot. It has been stated that there are 5 residents but the bedrooms are being reduced in number. There was previously a planning application permitted for loft conversion so a reapplication is anticipated.

g) Nuralite – chemical smells at canal; planning application at Gravesham Borough Council Planning Committee 6th Jan: There had been several reports since November of unusual and noxious smells coming from the canal. The Environment Agency had been informed by others but the problems continued. Mrs Lindley spoke to an Environment Agency representative just after Xmas – they had not visited and had no plans to visit the site for either announced or unannounced inspections and consider that they cannot do water sampling due to asbestos risk. However they would be having further discussion internally. Water sampling undertaken by Nuralite did not show any problem but validity would depend on what had been tested for. *(Update: the day after the Committee meeting there were reports on social media that fresh water was being pumped into the canal in order to flush out contamination)*
There was confusion at the GBC Planning Committee over who could speak but Mrs Lindley was allowed to do so in the end having been shown to be the first to have applied – there are strict rules on the number of public representations (only 3) and the timeframe in which the request to speak can be submitted. Mr Lane spoke as a Borough Councillor as he had to withdraw from speaking as a Committee Member, and therefore also could not vote on the proposal. After a very long discussion, eventually the proposal was permitted but with the proviso that the Conditions should be further discussed by Officers with Higham and Shorne Parish Councils before the Approval Notice was issued.

h) Noise from Network Rail depot at Cobham – update: A resident of Thong had complained of noise nuisance that seemed to be coming from the Network Rail depot at Cobham. Cllr Lane has raised this with the Network Rail Environmental specialist for investigation. There had also been reports of an annoying hum noise in Shorne West but the source of this has not yet been identified.

i) Any enforcement updates: Tanners Grange (barn outbuilding), Ringland, 1 Ridgeway Bungalows, Land south of Apex Business Park, Bucklebury: Cllr Lane reported that no action is being taken over Ringland as Gravesham Borough Council Officers believe that any action would only be overturned at Appeal, so this will unfortunately have to be dropped from our lists as no more can be done by the Parish Council. No further information on the other sites. Cllr Lane was unaware of the site south of Apex, Mrs Lindley apologised for the omission and will copy him the correspondence.

j) Harlex (added to Agenda): Harlex are reapplying for a large agricultural barn at their Park Pale Yard site. It is smaller than previously proposed but still with the same site layout and access problems. They have included information about the other land that the barn would service.

55. Approval of Report of Action taken under Standing Order 4(a)(ii), Schedule of Planning Applications dealt with by the Chairman in Consultation with Members (circulated)

It was **agreed** that the reports and recommendations of the Planning Committee be noted and that the actions taken be ratified. Please see the Table at the end of these minutes.

56. Planning application review process query:

Cllr Lane had encountered problems over pre-determination issues at Gravesham Borough Council when the Nuralite application was going to the Gravesham Borough Council Planning Committee (see above). He had e-mailed Mrs Lindley reporting that he had been asked to explain how Shorne Parish Council decides its representations, and his involvement. Mrs Lindley had replied giving details, summarised in next paragraph.

For historical reasons, official notification letters are currently sent to the Chairman of the Planning Committee. In discussion with Mrs Poole, Parish Clerk it has been decided that she should also get sent these e-mailed direct at the same time. Different types of planning applications are dealt with as appropriate to their type: whether simple and routine so objection and refusal are very unlikely, or complex and detailed, or detrimental/Appeals where we are going to need to object. Parish Councillors most likely to know the particular area are specifically consulted. The Table circulated to the subsequent Planning & Highways Committee for approval formally records representations submitted since the previous meeting.

Mr Lane had made various suggestions for change. Mrs Lindley considered that an important question is whether Shorne PC processes are in accordance with statutory regulations and any relevant guidance so had asked Mrs Poole to find out if there is any statutory or formal guidance or any good practice rules and also for her to ask the other parishes about their processes. Mrs Poole said that she has a Clerks meeting on the 1st February when this will be discussed, and she will report back. Miss Clifton reported that KALC had looked into this topic and found that there was wide variation and no uniform approach.

For information, Mrs Lindley had looked at the number of Planning Applications for the last 11 calendar years, only for Shorne Parish, for 2010 to 2020 inclusive. At the beginning there were an average of 60 PA's per year and very few Appeals whereas for the last few years there have been more than 80 PA's per year and about 6 Appeals. In 2020 Shorne had more PA's than Higham which has a higher number of dwellings.

Mr Lane had said that he was unhappy with the phrase we use saying that we have no objections unless there were valid objections from neighbours as he felt that this implied that the views of neighbours were being given more weight than those of the applicant. Mrs Lindley said that the Parish Council looks into the applications and we say what we think based on our assessment but we might not understand all the problems as well as the people who live adjacent, who might raise points that we hadn't thought of. The person submitting an application may not fully appreciate its impacts. Applicants have rights to alter their properties but not to the detriment of neighbours who have often lived in the area for much longer. The same phrase is also used in Higham on their representations. Mr Theobald supported continued use of the phrase.

The process that we follow needs to ensure that the GBC Councillor is demonstrably independent so cannot be accused of pre-determination. Cllr Lane is consulted direct about all the applications automatically in his role as Gravesham Borough Councillor but also wants to be consulted on these in his role as a Parish Councillor. Cllr Lane does not respond to all the applications as a Borough Councillor.

Mrs Lindley asked to be reminded about the Committee Membership rights of the Chairman and Vice-Chairman. Mr Theobald responded that they are "Ex-officio" members of the delegated committees which results in them automatically being full members with normal voting rights, and therefore responsibility for submitted representations.

Mr Lane considered that all Parish Councillors should be consulted about all PA's as Councillors represent the whole of the Ward and not just their immediate area. He suggested that the Clerk should forward copies of the GBC Planning Application notifications to all Councillors and this would give the Councillors an opportunity to view the application and provide any comments they wish to. It would be the Councillors responsibility to inform the Chair of the Planning & Highways Committee if they have any comments or objections to the application and to outline the reasons for their objections. If a Councillor does not submit any comments, then we should assume they have no comments or objections to the application. Mr Lane felt that the Chair should take into account all comments received from Councillors. Mrs Lindley assured him that is already the case so no change in that aspect was required. Mrs Lindley requested that comments should be based on the application details, correct and relevant.

Mr Theobald felt that it was useful for all Councillors to be advised about Planning Applications so that they were already aware should a Parishioner ask a Councillor about an application. With regards to the responses of Councillors who have been circulated about planning applications, they do not have to make input but should do so if they can.

Mrs Lindley pointed out that there are time limitations on responding if opinions are to be considered. Gravesham Borough Council now only allow 2 weeks to respond from the date that they send the notification letter and make no allowance for bank holidays. They have however so far been a little flexible over late submissions. It was suggested that there should be a one week limit after Mrs Poole has circulated the information. Mrs Lindley also requested that only Mrs Poole should send out the GBC notifications, with the application reference number in the title line, to prevent duplication of effort and missing any responses.

It was **agreed** that Mrs Poole as Clerk will in future send the GBC Planning Application notifications out to all Councillors for them to respond within one week to the Chair Mrs Lindley and copy in the Clerk.

57. Notices of Appeal:

a) Decided: GBC ref 2020/00035 135 Astra Drive – dismissed
b) In progress: GBC ref 2020/00027 Mill View; GBC ref 2020/00048 Land adjacent See Ho
c) Lodged: GBC ref 2020/00062 East Court Barn annexe (just outside Parish boundary)

58. Major Plans etc affecting the Parish: Lower Thames Crossing:

a) The DCO application was withdrawn to avoid rejection by the Planning Inspectorate. It is being reworked for resubmission stated presently to likely be in April 2021

b) Land/Utilities investigations continue with lane closures on the A2 proposed while contractors look for gas pipes etc
c) Gravesham Borough Council inadvertently published confidential Highways England traffic data along with the local plan review and then had to withdraw the document however it had already been put out in the public domain and downloaded by many.
d) Mr Hardy reported that in the newspapers today it says that HE have promised 22,000 jobs.
e) Works caused damage to NS169 – This is being dealt with by the Footpaths, Properties and Greens Committee. Mrs McCluskey has been chasing Highways England to get the paths properly repaired.
f) More work is to be undertaken on the "Statement of Common Ground" – This document is really an HE log of everything that we have raised that is an issue, concern or dislike or where we wanted more information. The items are not always expressed quite how we originally said them. What they have now said is that they are going to give us access to the documents submitted for the previous development consent order which got withdrawn, which had previously been withheld. Gravesham Borough Council and Kent County Council haven't had access to these either so it is good to get access but the downside is that there are over 40,000 pages to wade through. They are going to set up a series of approximately fortnightly meetings between specific HE experts and Parish Council representatives, who will be decided when we have the topics and the dates. While the meetings are supposed to be purely to discuss the issues log, if we do find anything of interest/concern in the entire documentation we can add it to the agenda and make comments as they said that they will welcome our input on the DCO documents prior to the resubmission.
g) Initially Mrs Lindley has asked for herself, Mr Lane, and Mr Theobald to have online access, but everyone can if they require or otherwise we could perhaps copy the relevant information to them ahead of a particular meeting. Mrs Lindley has also requested for the documents to be provided to us on a USB stick as that will also make them easier to access and share.
h) There is a possibility of a "focused" consultation about construction impacts.
i) Cllr Lane reported that he had a meeting with HE last week with Mr Adam Holloway MP, regarding traffic issues but nothing new was mentioned. A small group has been set up by Gravesham Borough Council as a working group to discuss Lower Thames Crossing matters of which he is a member. It also includes Tony Chadwick, Kevin Burbage, Stuart Bobby, Cllr Brian Sangha, Cllr John Burdon.

59. Outside Parish but with impact:

a) <u>London Resort Company, Ebbsfleet Peninsula</u>: LRC submitted their Development Consent Order application on 31st Dec but it was recorded by the Planning Inspectorate as being received on 4th Jan 2021 so the decision on acceptance/not will be due by 1st Feb
(Update: the application was accepted for examination on 28th January 2021 – this means that the application was judged to meet required standards to proceed further. The dates for registering interest have not yet been published)
b) <u>Future Hoo/Medway Housing Infrastructure Fund</u> (see below): No leaflets were in the end distributed in Shorne, the reason given was because the rail curve to Higham was being omitted. However, it is worth looking at and submitting comments about these proposals as they will have significant impact due to increased traffic.

Highways:

60. Accident reports:

a) Shorne Crossroads, 9th December: Mrs Lindley had been made aware of a collision between two vehicles, a large flat-bed truck and a black 4x4 which was in the middle of the cross-roads with the front badly damaged. Police were seen in attendance.

b) Shorne Crossroads, 17th December: Cllr Lane had circulated about a person who had been struck by a vehicle at the very bottom of Forge Lane. It was unknown if they were a pedestrian or cyclist. Emergency Services were seen in attendance.

61. Traffic monitoring, Speedwatch, Lorrywatch:

a) Speed Indicator Device faulty: The Speed Indictor Device was moved on 2nd January when it was found to be faulty so it was sent back for repair and will be returned next Monday. The radar unit was faulty and has been replaced under warranty.

b) Speedwatch: Due to winter weather and short hours of daylight, plus the Covid lockdown, the holding of sessions has been suspended.

c) Lorries: No specific reports

62. Road condition/highways issues and Hazards:

a) Butchers Hill, blocked drains again. This had recurred on 17th January one year after the previous episode, Southern Water are attending to the problem.
(Note: Blockage affecting 31 The Street and two other houses was also reported on Social Media on 29th January onwards. Southern Water were slow to respond.)

b) Tanyard Hill, blocked gullies by Swillers Lane: This was reported to KCC by a parishioner on 17th December.

c) Trooli broadband cables installation: question about any damage requiring additional repair, if any is found this should be reported to KCC. There was some damage to BT cables but it was unclear if this was caused by Trooli or if it might have been BT themselves. Mrs Clifton had reported that Trooli are currently digging along the verge outside the recreation ground, repairs appear satisfactory.

d) Halfpence Lane-Brewers Road roundabout repairs: To note with thanks to KCC that there had been good improvement however roads are starting to break up elsewhere.

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

a) KCC Statutory consultation for Forge Lane yellow lines: This closed on 4th January, representations were sent restating the outcome of our local consultation.

b) Highways Improvement Plan: Mrs Lindley asked again for information about the problems near Michael Gardens. The Shorne West Councillors will get together and discuss. Yellow Lines might transfer the problem elsewhere but bollards might be useful. Also a reminder about Astra Drive as well (see below).

64. Feedback from: Gravesham Borough Council/Kent County Council Joint Transportation Board on 2nd December via zoom and the Kent County Council Highways meeting 15th December on zoom:

a) Joint Transport Board Meeting: Cllr Lane with difficulty extracted re-endorsement of previous recommendations on the speed limits changes.

b) Safety audit methodology: In connection with road safety issues in the the Country Park areas and Brewers Road, Mrs Lindley had asked Kent County Council for copy of their audit tool or reference for one but was surprised to find that they did not have or use one. They sent a document about safety of proposed major layout changes not about assessing existing roads. Mr Theobald suggested trying the Department for

Transport or RoSPA. Mrs Lindley could find nothing suitable when she had looked previously but will check again.

c) Bollards outside Country Park entrance to protect footway from parking: This is progressing. The Country Park have kindly agreed to pay the excess cost over £3000 (excluding VAT) but we need to work out how this can be done. Mrs Poole will discuss further with Mrs Lindley.

d) Astra Drive roundels and bend signs: Shorne West councillors confirmed that the measures proposed by Kent County Council to paint additional warnings on the roadway and to provide additional fixed warning signs were suitable.

e) Cllr Lane Freedom Of Information request: Cllr Lane had been trying to find out how it was that Cobham were able to get their 30mph zone starting quite a long distance before the houses start and had to resort to submitting a FOI request to KCC. However they did not provide the information that had been requested, stating instead that they only keep information about completed road schemes for six years.

f) Village gateway sign – design and location: This is still under robust discussion with Kent County Council about the location as there is a difference of opinion. Mrs Lindley is to ask Country Park again about possible land use to facilitate this proposal.

65. Open Consultations:

a) Medway Housing Infrastructure Fund Consultation – ends 7th March 2021
https://www.medway.gov.uk/info/200177/regeneration/1260/housing_infrastructure_fund_hif_consultation/2
Important because of the great increase in housing numbers and therefore traffic.

b) KCC Road Safety strategy "Vision Zero: The Road Safety Strategy for Kent 2020 – 2026" ends 15/3, have circulated link. Mrs Lindley will see if it discusses road safety assessment methodology (see above).

66. Closed consultations/for information:

a) Kent rail strategy, ended 17/11/2020
https://kccconsultations.inconsult.uk/consult.ti/kentrailstrategy2021/consultationHome
This included discussion about future passenger train use of the Hundred of Hoo line. The increased train numbers will cause problems for footpath crossings, as well as increased pollution and litter. London resort claim that they will not interfere with commuter passengers, suggested this was not true. There are proposals to electrify rail lines in the Hastings area that will also lead to more trains through Higham and on the North Kent Line routing to Paddington.

b) Gravesham Borough Council Local Plan – various documents including Green Belt Review, site allocations, ended (extended) 31/12/2020.
https://localplan.gravesham.gov.uk/consult.ti/REG18S2/consultationHome?fbclid=IwAR2by3n4SVTSRrScYI-KkbdWcCw_ZXkbeoxLaVdgwzv-Pb_HY-7APok2f5o
This was overall very complicated. It included: general assessments of Green Belt parcels (including e.g. building up to LTC line); all developer suggested sites; and Gravesham Borough Council accepted/agreed/proposed sites. Information about who proposed sites is not published. Some sites were missed out by mistake including a large one in Lower Shorne. This was not corrected as otherwise the consultation would have been impacted but it might appear later in the process.
Subsequently it became possible that the whole exercise had become void as it was announced that Gravesham Borough Council has (like Medway) failed the Housing Delivery Test on the targets of past years so have now been ordered to accept any proposals coming forward. This creates a "free for all" situation for developers to force building on any land, and they are likely to go for the parcels where they predict that they can make most profit. The only argument against is said to be lack of

sustainability under the NPPF criteria. It is unknown whether there is an Appeal mechanism. However both Cllr Lane and Mr Theobald pointed out that the Green Belt designations are a major difference that might provide some protection from what has ensued in Medway. Cllr Lane reported that Gravesham Borough Council are going to produce an information document setting out what the ruling means.

Any other business:

67. Matters raised by Members:

a) Coffee shop at 9a The Street: The problem is that the changed rules on commercial premises classes mean that Planning Permission for a change of use was not required after September 2020, so no conditions could be put on the operational aspects. It is to be hoped that there will not be any traffic or parking problems for local residents.

b) Repair of the shops forecourt: There was also discussion about getting the parking area at the shops repaired as it is becoming a trip hazard. Mr Lane did get in touch with the agent about 18 months ago to get the front repaired, and he will write to them again as it is much worse and now a health and safety issue.

c) Kent County Council policy/process on white lines across driveways: further to a query from a parishioner, Mrs Lindley had obtained information from Gravesham Borough Council about how residents can get white lines (H-lines or "dog-bones") across driveways in the hope of discouraging problem parking that can cause obstructions. Mrs Lindley will circulate this.

d) Water leak in Thong Lane affecting Shorne Ifield Road: This had been notified to Mrs Lindley by a parishioner, and she had in turn reported to Southern Water. Repairs being undertaken presently.

e) Hedges by the See Ho on Bowesden Lane: A parishioner had reported this problem earlier today. Mrs Poole will write to the See Ho as standard asking for them to prune the hedges back and if no action results the problem will be escalated to KCC.

f) Spring at Mill Hill Lane: Cllr Lane reported that there is a problem with the spring in Mill Hill, Mr Lane has reported this to Southern Water, the water on the roadway is a problem in itself but it has also been running into the cesspit of one of the houses leading to it requiring emptying every few days.

68. Matters from other Committees being discussed for convenience:

a. Off-road bikers: Mrs McCluskey reported that the incident at the weekend with regards to the off-road bikers was being investigated by the Police as they had obtained the registration number of a vehicle that is thought by the PCSO's to have bikes inside it. On Tuesday a very useful Zoom meeting was held between Cllr Lane, the three Shorne West councillors and police representatives and a crackdown was planned for the coming weekend. One of the actions needed is for Mr Rossi to secure his land but it is unclear whether this can be achieved.

b. NS169 following correct route: Mrs McCluskey reported that the local farmer Mr Robert Shove had very kindly put back in the two missing stiles that allow the footpath to follow its correct route.

69. Matters raised by attending Parishioners

There were no parishioners in attendance

The meeting ended at 9.22pm

PLANNING APPLICATIONS SINCE 12th November 2020:

Ref	Address	Description	SPC Submission
20201271 Prior Approval Not Required	4 Ridgeway Bungalows Pear Tree Lane Shorne Gravesend Kent DA12 3JY	Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 2.85 metres.	The Parish Council has no objection in principle to this proposal provided that there are not any significant objections from neighbours. (Sent 28/12/20)
20201277	2 Michael Gardens Gravesend Kent DA12 4QA	Erection of two storey rear and first floor side extensions.	We note that single storey side and rear extensions were previously permitted under planning application ref 20190326. The present application is for the side extension to be two-storey and for an approximately central, half-width two-storey rear extension protruding beyond the previous single storey extension. There is space for the side extension and other properties in the area have had two-storey rear extensions. In external design terms, the Parish Council has no objection in principle to this proposal provided that there are not any significant objections from neighbours. We have some concerns: • Bedroom 1 indicated appears to be part of the landing • The house will have 5 bedrooms, a suitable parking plan is needed • Although there is a shower room downstairs, there is otherwise only one bathroom upstairs servicing 5 bedrooms. • Materials used should match the existing property (Sent 28/12/20)
20201254	Ewhurst Bowesden Lane Shorne Gravesend Kent DA12 3LA	Outline application for the erection of a 3 bedroom detached dwelling with all matters reserved other than access and layout; demolition of existing granny annexe and utility room.	The Parish Council OBJECTS to this proposal. We have the following comments/reasons: Ewhurst: The existing house is large and located centrally on a large single plot as typical for Bowesden Lane. The overall plot is irregularly shaped and narrower at its front, but otherwise the curtilage is not especially wide (such as is sometimes found where there is clearly a double plot with adequate space for an additional dwelling). The proposed building plot: The proposed plot is presently a minor part of the residential garden of Ewhurst. It includes a garage previously converted to a single-storey residential annexe and an immediately adjacent utility room attached to the main house, both of which would be demolished. The proposed plot is very narrow, being wider at its front, tapering from about 12m down to 9m. The proposed plot size is out of character in the area. Backland development: The proposed plot does not have a road frontage being accessed by just a driveway, so making it backland development. Indicative house design: The proposed design is for a three-bedroomed house with a mansard roof, it will be much smaller than other houses in the immediate area and appears out of character and cramped by

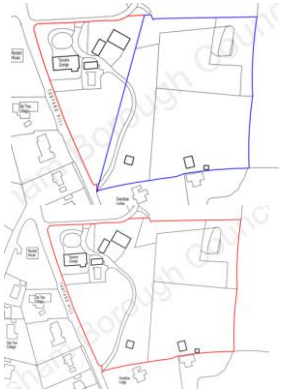
			comparison, being only approximately 7.5m wide by 11.5m long externally. Plans: The plans do not fully show the existing layout of Ewhurst and all other structures on its site. We note also that some of the garden appears to have been divided off for the annexe. Green Belt: The property is located in the Green Belt so there is an automatic objection to the creation of a new dwelling except in very special circumstances, which have not been discussed. Impact on Area of Outstanding Natural Beauty (AONB): We note that the site is adjacent to the boundary of the AONB, which runs along Bowesden Lane itself so includes the houses on the opposite side of the road. Trees: There appear to be several large trees on the proposed plot, plans should include a tree survey with indication of which trees will be lost through the proposals. We would be grateful if TPO's could be attached to any relevant trees on the entire site. Parking: Two spaces are shown but the layout does not facilitate turning, particularly if any additional vehicles etc are parked. Refuse storage: Refuse and cycle storage is not shown, this may additionally impact on parking and vehicle turning. Outline plans: In general, we object to applications being based only on outline plans as that prevents us and neighbours from being able to properly assess proposals from the outset. Conditions: If permitted, permitted development rights should be withdrawn for the whole existing Ewhurst site. (Sent 28/12/20)
20201308	18 Davys Place Gravesend Kent DA12 4DL	Erection of a single storey rear extension.	The Parish Council has no objection to this proposal provided that there are not any significant objections from neighbours. (Sent 28/12/20)
20201325	20 Warren View Shorne Gravesend Kent DA12 3EJ	Erection of a front porch.	The Parish Council has no objection to this proposal provided that there are not any significant objections from neighbours. (Sent 28/12/20)
20201237 (and 1238 listed building consent)	Knights Place Farm Watling Street Cobham Gravesend Kent ME2 3UB	Conversion and alteration of existing stables to four holiday lets with associated car parking and physical works.	Thank you very much for asking us to comment on this application – the site lies outside but immediately adjacent to the Shorne Parish boundary. The conversion could have some limited and distant landscape impact, especially if any existing tree cover is removed, but we have no objection in principle to the development if the stables are truly redundant and there will not subsequently be a need for an additional stable building. We have the following comments: • The overall site has undergone change over past years including creation of additional new residential dwellings, increasing the density of occupation of the site. • The access route is complicated and this may make difficulties for holiday visitors who do not

			know the area. • The Site Development (Tourism) report discusses activities that holiday visitors might undertake including playing golf at the adjacent private golf course. However although adjacent there does not appear to be any direct access so visiting there would otherwise require a long walk or an even longer and complicated road journey. Horse riding or equestrian activities are not mentioned in this report. • The area is in the Green Belt, where new dwellings would not normally be permitted. It is also within the North Kent Downs Area of Outstanding Natural Beauty. • If permitted, standard conditions might be applied regarding limiting residential occupation or preventing conversion to separate dwellings. (Sent 8/1/21)
20201377	20 Crown Green Shorne Gravesend Kent DA12 3DT	Application for Lawful Development Certificate for the proposed conversion of the garage into a utility room.	The Parish Council has no objection to this proposal. It is noted that parking provision will be unchanged (two tandem spaces) as part of the garage (as previously permitted under application ref 20070008) has already been taken for residential use and the remaining garage area appears to be only about 3.6m deep. (Sent 12/1/21)
2020/0339 and 2020/00048/REF	Land Adj The See-Ho PH Pear Tree Lane Shorne Gravesend Kent	Outline application with some matters reserved for the erection of two dwellings: APPEAL Against Refusal	Thank you for notifying us about this appeal. Shorne Parish Council wishes to make the following representations: 1. Shorne Parish Council and Parish: Shorne Parish Council (SPC) is a Local Authority constituted under the Local Government Acts. The Parish lies to the east of Gravesend, in the Borough of Gravesham in the north-west of the county of Kent. Shorne Parish (including ancient settlements of Shorne Village, Lower Shorne, Thong/Riverview, Shorne Ridgeway and Pear Tree Lane) is located in the Green Belt. It is bounded by Chalk and the urban border of Gravesend to its west, and Higham Parish and the Medway Towns to the east. It extends from the A2 in the south to the middle of the Thames in the north. SPC has submitted representations regarding all the previous planning applications and Appeals relating to this site and also attended the August 2015 site visit held in connection with the last previous Appeal. 2. Our previous representations: Our representations of 20th April 2020 regarding planning application GR/2020/0339 are reproduced and resubmitted in Appendix A. Our overall opinion about this application/Appeal remains unchanged so we would be grateful for our previous representations to be carried forward to this Appeal, together with our new comments as below. 3. Additional comments in relation to this Appeal: The Appellant has introduced some new documents in support of his Appeal. Two of these are Appeal Decisions from other parts of the country. We therefore re-iterate the comment that we made in our submission regarding the Planning Application (Appendix A, point 11):

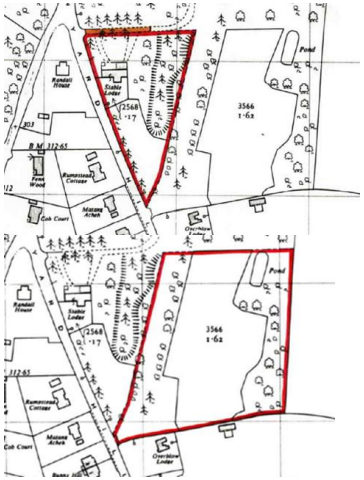
			"""We would in return cite APP/R5510/X/16/3143072 and 074 where the Decision notice states in Paragraph 6 that "….each case should be considered on the basis of the particular facts and circumstances." Hence discussion about what happened in other, different cases and different circumstances in a different area of the country may anyway not be pertinent to this site and this application.""" We have the following additional comments on the new documents that have been submitted: 3.1 Grounds of Appeal Generally, this document repeats some of the Appellant's statements made previously in support of the planning application. We continue to disagree with these statements and with the Appellant's interpretations/evidence, as detailed in our submission regarding the planning application (please see Appendix A). The Appellant heavily references their 2013 Appeal as evidence however the contents of this were overturned in 2015. 3.2 Decision for boundary wall at Fairwinds (aka Shornebury) This refers to Gravesham Borough Council decision ref 20130368. The then owners of this different property submitted a planning application in May 2013 for a new boundary wall and entrance gates, for which permission was refused. Subsequently a wall and entrance gates were built without planning permission. Arguably, Gravesham Borough Council should have taken enforcement action against the then owners. No further changes to that boundary wall have however taken place since the applicants previous Appeal was dismissed in 2015 so there have not been any changes in circumstances in the immediate area since then. We continue to disagree that the existence of this boundary wall, which is not especially tall or dominating and at a different property, has any relevance to or influence on the Appellant's application or Appeal. 3.3 Appeal Decision APP/A0665/W/20/3247387 at Northwich, Cheshire West and Cheshire (August 2020) This Appeal relates to a plot on an unadopted cul-de-sac opening from a main road, a location where it would not be highly visible. It is not located where the nature of the settlement changes. We note the following differences from the situation in Shorne: • The site is described in documents variously as a former builder's yard or an overgrown garden. It appears to contain a defined structure, i.e. it is previously developed/residential land. • There had previously been planning permission granted for one dwelling on the site (Ref 14/02329/OUT) following a previous Appeal APP/AO665/A/14/2225108 and some construction works were subsequently started on the site. • The owner then applied in 2018 (Ref 18/04381/FUL) instead for the two dwellings that were the

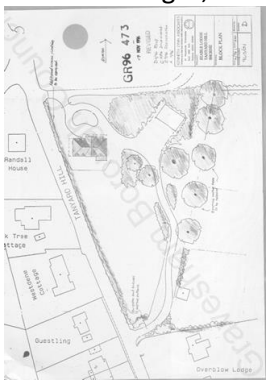
			subject of the granted Appeal referenced above. • Although that Planning Appeal was granted, there was subsequently a new application submitted 19/04104/FUL resubmitting 18/04381/FUL but for only one dwelling. That application has been approved and effectively supersedes the referenced Appeal decision. We conclude that the situation of this referenced site and its planning history are not comparable to the site in Shorne that is under discussion. 3.4 Appeal Decision APP/C1570/A/14/2223280 at Great Dunmow, Essex This appeal relates to an application to build 22 self-build dwellings on a field in agricultural use, located in an area where there have already been several small estates built as cul-de-sacs opening from the main road, including on a site immediately adjacent. The final decision included a great number and range of restrictions. We consider that the size of the proposed development discussed and the character of the area involved are considerably different to the situation pertaining in Shorne. 3.5 Draft Unilateral Undertaking We note that the applicant now gives an address in Dartford rather than locally in Higham as previously, and that the document has been witnessed by a relative. In section 6.3 we are unclear why the clause about the plots being for self-building would be time limited, if planning permission might be given on that basis. We note in section 7.2 that the Appellant may not be intending to remain resident in either of the properties long-term. 4. Summary and Concluding comments: The proposed site is outside of the village envelope where development would damage the amenity and character of the area by altering the relationship to the more spacious curtilages of Pear Tree Lane. The site cannot be classified as infilling and is in the Green Belt. The recent (August 2020) Gravesham Green Belt Review, carried out by independent consultants, did not propose changing the boundary of the settlement. It considered the Appeal site as part of the larger parcel ref SR4, concluding that release of the whole parcel would cause moderate harm and that “There is no potential for reduced release of land that would result in less harm to the Green Belt purposes”. We do not consider that special circumstances have been demonstrated to justify overriding Green Belt policies. We are concerned that development of the site could set a negative precedent in the area. We support the actions of Gravesham Borough Council in refusing planning permission based on the plans and information that were submitted. We do not consider that the additional information provided for the Appeal has altered the balance of judgement and therefore respectfully request that the Appeal should be dismissed. Thank you very much for considering our representations and comments on this application/Appeal.

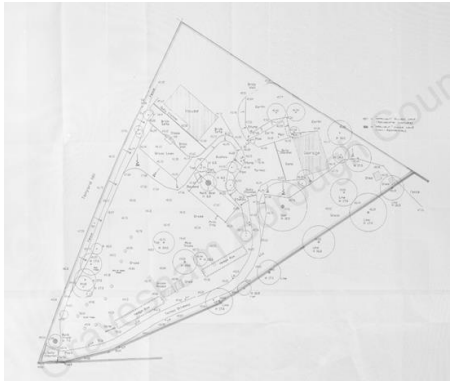
			(Sent 12/1/21)
20210004	The Cottage 19 Burdett Avenue Shorne Gravesend Kent DA12 3HP	Demolition of the garage and part of the single storey rear extension and erection of a two storey side extension.	The Parish Council has no objection in principle to this application, subject to there not being any valid objections from neighbours. We do however have comments/concerns about two aspects: 1) Design: This property is an "Art-Deco" design, the only one in the area. Side extensions are usually required to be subsidiary so set back a little as presently shown on the plans, but in this proposal the roof height is not also subsidiary. Consideration could be given to either: • For the roof height of the extension also being lower (if internal ceiling heights allow) • Only for this individually designed house, to have the side extension the same height and flush with the front of the house plus re-centring of the upstand on the front brick parapet. This would however further reduce the site depth available for parking (see next point). 2) Parking: The existing garage is long but very narrow (about 2.4m wide internally) which would not suit most modern cars, however there is still a theoretical loss of parking provision on the site. The house is built close to the roadway with a very small depth in front of the garage even at present, only allowing space for one small vehicle. The proposal is for the house to have 5 bedrooms so a plan needs to be provided showing that an appropriate number of parking spaces are to be provided on site. Burdett Avenue is very narrow so overhanging of the pavement and on-street (or rather half on the pavement) parking or can cause considerable problems and annoyance to other residents. (Sent 13/1/21)
20200830 (no letter)	Westdene Cottage Tanyard Hill Shorne Gravesend Kent DA12 3EN	REVISED PLANS Demolition of existing bungalow and erection of a two storey detached dwelling.	As stated in our previous representations, the Parish Council has no objection in principle to the existing bungalow being replaced by a house. The site is relatively large and almost square but wider at the rear. The proposal is to demolish the existing, previously extended bungalow and replace it with a deeper, two-storey house with attached double garage. The revised design is less wide and bulky than previously. While a little different to the properties either side it will fit quite well into the local street scene. The roof height is intermediate to those of the neighbouring properties. The design of the garage roof needs amendment as the garage roof ridge is rising above the eaves of the house. The garage door design remains slightly incongruous to the design of the house and a Regency-style design matching the front door would be preferable. In view of the significant enlargement of the property we request that permitted development rights should be withdrawn for the whole site.

			(Sent 21/1/21)
20201328	Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN	Application for a Lawful Development Certificate in respect of the continued use of a portion of adjacent land to Tanners Grange as residential curtilage.	The Parish Council OBJECTS to this application and has the following reasons/comments: The application as available on-line consists of existing and proposed plans reflecting the Land Registry/Ordnance Survey representation of the two plots of land and an application form. No supporting evidence has been provided.  Although the application title refers to continued use of "a portion of adjacent land", the plans define all of the eastern plot as the land to be incorporated. The matter to consider is whether there is evidence that any/all of the eastern plot of land has been used as residential curtilage. Please see Annex A for the Description and History and Annex B for Aerial Views over time. There are three parts of the eastern plot of land to consider: 1) Land between the boundary with the western plot and the easterly line of trees bordering the former track to Overblow House: This sliver of land is east of the hedging and the fence near the outbuildings shown in the drawing accompanying application ref 19980303, which shows that these structures mark the edge of the true residential curtilage. The land has been encroached upon in its south by part of the 1996 permitted shared use driveway but otherwise there has not been any alteration to it being functionally linked with the eastern plot rather than the house. The northern part of the track cannot be seen and this area has been grassed and mowed. 2) Tall and narrow triangular shaped (base at south) piece of land east of the eastern line of trees bordering the former track to Overblow House to west of the paddock fencing: This land includes the barn structure at its southern end. The piece of land is grassed and has been mowed but otherwise does not seem to have had any active residential use. The presence of the barn

			suggests equestrian or agricultural use. 3) Paddocks/Equestrian use: The area was previously a fully open grassed area. Subsequently two fenced paddocks and a northern open area have been visualised continuously since December 2003, with the northern part was also fenced off as a paddock between March and November 2011. 4) Access to pond and fields: A narrow west to east strip remains at the northern end of the plot, this has been grassed and mowed. Overall: In planning application ref 19980303 the eastern plot was stated to be non-residential. Save for mowing of some grassed areas, no residential use has been visualised in any of the available aerial views. No evidence has been presented by the applicant to support the application or to justify reclassifying any of the eastern plot as residential curtilage. Summary: The Parish Council OBJECTS to the application as we can find no evidence that any part of the eastern plot has ever been used for qualifying residential purposes. The 1996 permitted driveway has a shared use in accessing the barn and paddocks. The eastern plot was otherwise kept fenced off from the true residential curtilage and has only been used as grass, paddocks and other areas for horse grazing. We accordingly request that the application should be refused. Other matters identified: There are additional structures/changes on the site which were built by previous owners. These may be permitted development but that requires confirmation. 1) The garage has 5 dormer windows, the use of the first floor needs clarifying and to have appropriate conditions applied to prevent use as a separate dwelling. The Estate Agents particulars (see captured photo below) accessed on-line referred to “extensive garaging with two-bedroomed flat”. This rebuilt structure (i.e. not the original building seen on the 1996 plans) was first seen on aerial views in May 2007, it was built behind the original approved position of the garage.  2) There is an additional building west of the garage, which appears to be a stable block first seen December 2003. This also needs to be clarified and for conditions about residential use/conversion applied.

			3) The site has extensive hardstanding which appears to be non-permeable. 4) There is a structure on the eastern plot of land just east of the southern entrance to Tanyard Hill. It is also shown on the 1996 drawings as a barn. We understand that enforcement action has recently been taken concerning this building and works being undertaken there. We further note that an application 20201289 for "Retention of barn outbuilding" was recently made but has since been withdrawn. 5) There are two other structures further east associated with the southern paddocks, ? stables. If retrospective Planning Applications are needed for any of the above additional buildings then we kindly request that as well as adding all appropriate Conditions, permitted development rights should be withdrawn for the entire site, i.e. both the western and eastern plots of land as needed. Annex A: Description and History • Tanners Grange was originally a stable block for Overblow House and later converted to a house called Stable Lodge. It was principally accessed jointly with one of the tracks to Overblow House near the junction of Tanyard Hill with Woodlands Lane. The house has subsequently been greatly altered and extended. It is set side-on to Tanyard Hill within a large, triangular residential curtilage seen under Land Registry Title ref K510198 (below left). Several ancillary buildings have been erected to the east of the main house, e.g. a large garage north-east of the house replaced that first seen on the 1990 aerial view and 1996 plans. The boundary of the plot is the western boundary of a former track previously leading to Overblow House, laid out as a carriage drive bordered on both sides by hedges and trees. This ran along the eastern side of a gravel pit, as can be seen on the Land Registry and other ordnance survey plans and the earliest aerial views. 

			• The applicant also owns the adjacent parcel of land (above right) called “Land on the north-east side of Tanyard Hill”, under Land Registry Title ref K510652. The Land Registry Plan shows this as a kite-shaped piece of land with a field and a pond bordered on the east side by woodland and on the west side by the previously mentioned carriage drive. It has access to Tanyard Hill at its southern point which is located south of the Tanners Grange residential plot. The two plots touch along the full length of their long border. Note that there is a line of trees close to the western boundary of this plot, with the former track to Overblow House on their western side. • Under application ref 19960473 an additional driveway was permitted running from the Tanyard Hill entrance of the eastern plot, passing through the eastern plot for about half its length before returning to the western plot to access a garage block north-east of the house. It does not seem to have been a concern at the time that the driveway was located partly outside of the residential plot as shown on the submitted ordnance survey site plan, but it followed the line of the former track to Overblow House and it would not anyway be unreasonable to have a partly paved access facilitating use of the eastern plot paddocks. Note the barn structure, and the plot boundary line and the remaining line of trees and hedges, the eastern side of the former track to Overblow House.  • In 1998 application ref 19980303 was permitted, to construct a swimming pool and enclosure south-east of the house. The topographical survey includes land extending up to the line of trees on the eastern side of the former track to Overblow House, i.e. outside of the curtilage boundary shown on the accompanying ordnance survey site plan. The true boundary of the curtilage/residential plot is however indicated by (from south to north) a gate, hedge, greenhouse, shed and another hedge. At the north-east point of the drawn site are two more sheds which appear to be located between the true curtilage/residential boundary and the line of trees on the eastern side of the former track to Overblow House. North across the driveway as it curves westwards, a crooked fence line continues separating off the residential areas from the eastern plot of land (and the northerly two sheds) except at the very top where it curves eastwards. The land west of the line of trees is labelled “residential curtilage” and east of the line of trees is labelled non-residential however there is a conflict between this drawing and the Land

			Registry plans. The use of the land east of the fence is labelled as grass.  • There are no other approved planning applications to be found on the Gravesham Borough Council website since 1998. Annex B: Aerial views (Google Earth Pro) over time: December 1940: The track to Overblow House passes between the two hedges/rows of trees. December 1960: Track shows more clearly, barn structure also seen at southern border (photo is stepped). December 1990: Similar plus division of eastern plot into paddocks, clearly shows barn structure and ? stables. December 2003: Shows clearly additional western ancillary building (barn?) and southern stables, paved drive (partially replacing carriage track), pool and building, former garage and adjacent new stable building. May 2007: Dormers seen on repositioned garage, ? spoil dumped on eastern paddock or other levelling. March 2011: November 2011: Shows north part of eastern plot now fenced as paddock. July 2013: July 2014: April 2015: July 2017: May 2018: (Sent 18/1/21)