SHORNE PARISH COUNCIL

Minutes of the Parish Planning & Highways Committee Meeting Meeting held on Thursday 25th January 2024 at Shorne Village Hall

PRESENT Mrs S Lindley (Chairman)
Mr J Bugg (Vice-Chair)
Mr R Theobald
Mr R Hardy
Mrs L Williams
Mrs D Salmon (Parish Clerk)

APOLOGIES Mr R Lane
Mr C Rea
Ms P Clifton
Mr T Rochard-Pullen

In attendance: None

Not in attendance: None

73. To receive any declarations of interest for any items on the agenda:
None.

74. Minutes of previous meeting held on Thursday 9th November 2023:
Minutes approved by ALL members.

75. Any Matters Arising from Minutes not covered in the Agenda:
None.

Planning:

76. Report of Delegated Action taken under Standing Order 8, (c), (d), (f) (i) Schedule of Planning Applications dealt with by the Chairman in Consultation with Members:
ALL confirmed as a true representation.

77. Planning Applications of note and GBC decisions:

- 20240020 – New Green Farm, Lower Higham Road – coldstore application
- 20221046 – Shornemead Crossing – Network Rail have delayed the bridge installation until 'Spring 2024' but no fixed date has been given. The closure order has been extended to 11 July 2024. Canal footpath maintenance has also been cancelled without reason but may be connected.

78. Any GBC enforcements updates/new items:

- No updates received.
- Apex Business Park – Goods Vehicle site, new application for 3 vehicles at Unit 22 – Discussion regarding whether Shorne Parish Council can improve the situation. Council Members recognise that they have no powers regarding local road restrictions however is it a possibility to make contact out of courtesy to remind local businesses of the road restrictions and approved routes within the area? No action was agreed at this time. Further discussions to be held regarding this matter.

79. Planning Appeals:

- 4 lodged, 2 in progress – See new table (previously circulated to members)

80. Major Plans etc affecting the Parish:

- Lower Thames Crossing Development Consent Order – planning inquiry public phase ended on 20th December 2023.
- Newspaper articles said that it was the longest ever planning application with 2838 documents, nearly 360,000 pages. Costs already £300 million.
- Mrs Lindley highlighted some of the concerns are:
    - Overall, the proposals for the Gravesend East/LTC junction together with the northern and southern connector roads – traffic volumes and delays will be problematic
    - the visibility of the LTC/A2 junction (18m high to the upper road deck with more above that level) and noise impact to the residents of Shorne West
    - the direct link to the LTC from the Nells Café roundabout causing extra traffic at Gravesend East
    - the 25+ mile long and difficult diversion if error made at junction
    - roads and connectors will back up at peak times
    - footpath re-connections are inadequate.
- The next steps – Inspectorate review is ongoing until they pronounce by the 20th March. It is unclear when their recommendation will be published. It then goes to the Secretary of State for Transport who is supposed to have 3 months to decide, but this has been known to take longer. After this there is the possibility of a Judicial Review but this would only relate to errors in process not the proposals themselves.

Mr Theobald thanked Mrs Lindley for her continued hard work regarding the Lower Thames Crossing.

81. Outside Parish but with impact:

- London Resort Theme Park – Paramount are suing the developers but they have declared bankruptcy.
- Ebbsfleet Football Ground – Same people. Re-consulting presently.

Highways:

82. Accident Reports:

- 7th December 2023 – Shorne Crossroads – nasty collision between a delivery van and a car
- 3rd January 2024 – Park Pale – car collided with the bollards.

83. Traffic Monitoring:

Speedwatch and SID information, Lorrywatch.

- Ms Clifton circulated speedwatch data to all members in advance. Letter sent to a car owner from the 28th November session, and again to the same car owner from the 8th December session (both Tanyard Hill northbound) as they were exceeding the speed limit for the 2nd time.
- Mr Lane had previously circulated the SID data for Tanyard Hill to all members.
- Lorrywatch:
  - 9th November 2023 – Green Farm Lane – company replied to advise that the marked skip had been stolen
  - 16th November 2023 – Green Farm Lane – Harlex accepted responsibility.

84. Road condition/highways issues and hazards:

- Tanyard Hill/Woodland Lane junction – potholes – These have been reported and some, but not all, repair markings are showing
- Tanyard Hill – water outflow at manhole, water freezing – This has been reported and water authority have been seen in attendance
- Brewers Road bridge approach, northside – potholes – These have been reported but no action has been taken yet. This may be surface water.
- Brewers Road – missing centre lines – This has been reported but KCC have queried the width of the road and therefore the requirement for centre lines, they are going to check the measurement.

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

- A recent broken down car in The Street caused issues for buses not being able to pass as other members of the public continued to park on the opposite side of the road. It is noted that luckily the emergency services were not required at this time as it would have been impossible for them pass through.

86. Feedback from KCC Highways:

- HIP meeting with KCC on 13th November 2023 – KCC are still not agreeing to provide additional signage in areas identified by Shorne Parish Council. KCC will do a 2 day ANPR survey in Green Farm Lane to identify HGV usage.
- Highways Seminar 29th November 2023 – Mrs Lindley attended and will circulate information to all members.

External Consultations:

87. Open Consultations:

- Kent Minerals and Waste Plan – closes on the 29th February 2024.

https://letstalk.kent.gov.uk/pre-submission-draft-kmwlp?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Public-consultation-on-PreSubmission-Draft-of-the-Kent-Minerals-and-Waste-Local-Plan&utm_campaign=website&utm_medium=email&utm_source=ehq

- Tilbury Ferry Future – close on the 4th February 2024.

https://letstalk.kent.gov.uk/ferryconsultation?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-The-future-of-the-Gravesend-to-Tilbury-Ferry-Service--Public-Consultation&utm_campaign=website&utm_medium=email&utm_source=ehq

- Local Flood Risk Management Strategy – closes on 30th January 2024.

https://letstalk.kent.gov.uk/local-flood-risk?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Local-Flood-Risk-Management-Strategy-20242034-consultation&utm_campaign=website&utm_medium=email&utm_source=ehq

- Windmills owned by KCC – closes on 29th January 2024.

https://letstalk.kent.gov.uk/windmills-consultation?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Windmills-owned-by-KCC--Public-Consultation&utm_campaign=website&utm_medium=email&utm_source=ehq

88. Closed consultations/for information:
None of note.

Any other business:

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

- Mrs Lindley – Parish Council matter – recent request for CCTV footage via email to which the Clerk replied on behalf of the council. This did highlight the need for all members and the Clerk to ensure that they have full access to the CCTV and possible access remotely. Clerk to action.
- Mrs Williams – Thong Lane – the hedges have now been cut back giving a much wider road and revealing a curb. The edges may need marking and the increase in width might mean a central white line is possible.
- Mr Hardy – Marling Way and Astra Drive are now closed for Gas Works. The start was delayed by 10 days so we must assume that the 6 week end date is extended by 10 days.
- Ms Clifton had advised the Clerk in advance that there were no issues to raise on behalf of the Footpaths, Properties and Green Committee.

90. Matters raised by attending Parishioners (at discretion of the Chairman):
None in attendance.

Date of next meeting. The next meeting of the Planning & Highways Committee will be held at 19.30 on Thursday 14th March 2024.

There being no further business, the meeting closed at 20:42.

Signed Mrs Lindley :…….. Dated:……..

PLANNING APPLICATION REPRESENTATIONS from 9/11/23 to 20/1/24:

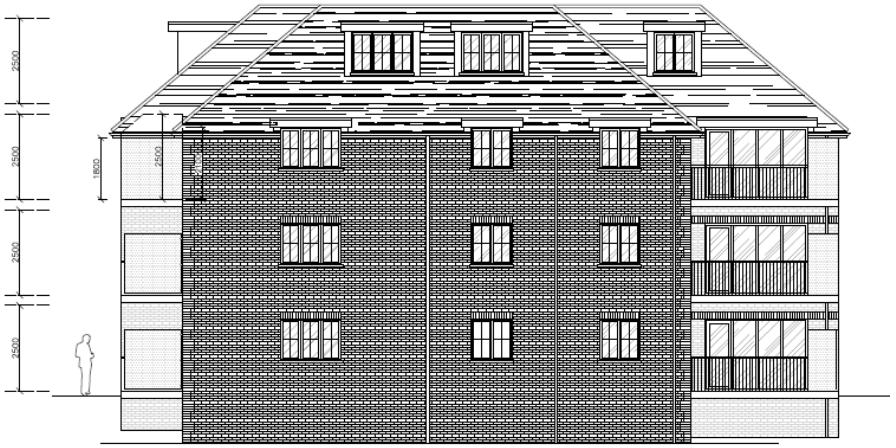
Ref	Address	Description	SPC Submission
20231100 Permitted	Shorne House Gravesend Road Shorne Gravesend Kent DA12 3JP	Erection of a rear extension with patio and associated works.	The Parish Council has no objection in principle to a rear extension but would prefer to see a design that was more in keeping with the rest of the house given its historic importance. We note that the property has a detached residential annexe (converted from the stable block as previously permitted) plus other buildings/structures can be seen on the aerial view, accordingly we suggest that permitted development rights might be withdrawn in order to prevent or control further development of the site and landscape impact. (Sent 23/11/12)
20231128 Permitted	15 Coutts Avenue Shorne Gravesend Kent DA12 3HJ	Demolition of existing conservatory; erection of single storey rear extension; alteration of external facing materials for existing rear dormer; and enlargement of existing front rooflight.	The Parish Council has no objections in principle to this application, subject to there not being any significant valid objections from neighbours. The large area of solar panels and the proposed larger rooflight on the front elevation have a negative impact on the street scene. (Sent 23/11/12)
20231126 Refused	Former Courtlands Gravesend Road Shorne Gravesend Kent DA12 3JR	Application for a Proposed Lawful Development Certificate in respect of erection of stable building with tack room and a detached barn.	The application site is incorrectly described as it is actually “Land West Of Courtlands”, a field west of (and not part of) the existing Courtlands residential curtilage. This application is a re-application of the expired full planning application ref 20190717 but the area of retained vegetation that was agreed in the approved revised plans is shown smaller again - this needs to be re-corrected. Application ref 20160216 (to create a vehicular access onto the A226 Gravesend Road and installation of post rail fencing and a field gate) is also noted, the vehicular access has not been created and we are uncertain now about the date of installation of the field gate. The Parish Council objected to application ref 20190717 but it was permitted by GBC with Conditions. The field does not appear to have had any equestrian use since the previous application. Please see below for the text of our previous representation, we would be grateful if you could please apply the same points to this present application. The reasons and concerns stated previously all remain valid, and we therefore have to again OBJECT to the application.

			We also OBJECT to the application being in the form of a Lawful Development Certificate as the land is not part of the residential curtilage of Courtlands and the proposal is not therefore incidental to the enjoyment of the dwellinghouse. We consider that a full planning application is instead required, particularly so that the same or greater protective Conditions as set out in the 2019 decision notice can be attached again. 6th September 2019 – RESUBMITTED 23rd November 2023 FOR 20231126 GR/2019/0717 Courtlands Gravesend Road Shorne Gravesend Kent DA12 3JR Erection of stable building with tack room and a detached barn. The Parish Council wishes to OBJECT to this proposal, with the following reasons/comments: 1. Previous application: The applicant previously applied under reference 20160216 to install a double-width field gate, which was permitted by GBC. This does not appear to have been implemented except that a small length of the hedge (not as wide as the proposed field gates) was recently cut down. At the time of the previous application no indication was given that any buildings might be desired or concerning the number of horses to be accommodated on the plot. 2. Structural aspects: The submitted plans do not make clear the exact nature of the walls of the buildings, i.e. whether the brickwork goes up to roof level. The external walls appear from the plans to be at least 25cm thick which suggests double-skin cavity walling. Overall the proposal is for a robust structure, more so than is usual for stable buildings, which are usually prefabricated and more like garden sheds in construction. The buildings are large (nearly 20m by 6.5m and 7m by 5m) and there is also a large area of hardstanding of nearly 20m by 7m. 3. Location on the plot: Given how small the field is and the number of horses to be accommodated, the proposed location on the site and orientation of the proposed building is wasteful of space. Stable buildings are usually placed at the edges of fields. We suggest that the building should be relocated on the site so that it is side-on to the Gravesend Road or with its back to the dividing fence, i.e. in the north-east corner of the field. This would also reduce its visual impact and improve its accessibility from Courtlands. No access gate is shown in the dividing fence. The field gate already permitted but not constructed might be better located

			further east, and together this suggestion would reduce the amount of “driveway” that is needed, also maximising the equestrian land use. 4. Vehicles and traffic: The application does not discuss whether vehicles will be kept at the site apart from mention of loading manure onto a trailer for weekly removal (the amount of manure and soiled straw, bedding etc produced by four horses within a week will be considerable) and moving the horses to the other land stated as being owned by the applicant for proper pasture/exercise, which does not appear to be contiguous with the land that is the subject of the present application. Any turning movements by slow moving vehicles are of concern as traffic on Gravesend Road is often moving at 50mph and above. 5. Services to the site: The plans also do not indicate likely services to be supplied to the stables/field (we would assume water and electricity) or any security lighting, which could introduce light pollution. Drains and sewer connection will not be needed. 6. Animal welfare: We remain concerned about the welfare of the horses if four are to be accommodated on such a small piece of land, constrained by woodland, and request expert input into the suitability of the proposed arrangements. Overall, we suggest that the stable might be better located on the other fields owned by the applicant, which are apparently larger, rather than adjacent to a busy and noisy A road. For the previous application 20160216, and as was supported in the comments by Rural Planning, we commented that the proposed fencing was too low at 1.0m to ensure that the horses were safely contained but the proposed low fencing was permitted by GBC without amendment. The consequences of any of the horses escaping onto the A226 could be very serious, for both the horses themselves and passing vehicles. The height of the fencing is not stated on the latest application so we make the same comment again, that the fences should be approximately 1.5m high. 7. Planning restrictions, hedges and woodland: The site is in the Green Belt where new buildings would not normally be permitted, and this building if permitted would detract from its openness. The proposed recreational use does not appear to be a valid exception, especially as outside of the residential curtilage. The site is bounded by mature hedges and also includes (described and shown separated off in the 20160216 approved OS and site plan but not shown in that presently submitted which does not include the true OS plan or the entire plot) a significantly large area of mature scrub/woodland, possibly related to a former chalk pit, which adjoins the footpath NS159. These should all be retained and protected from the horses by fencing, in order to maintain the biodiversity on the site. 8. Suggested Conditions: If permitted we suggest that conditions should be imposed that

			the building is only ancillary to the Courtlands property and cannot be used for any commercial use or any recreational purpose except for keeping of horses, nor any residential purposes or as a separate dwelling. We are very concerned that this application might lead on in the future to a subsequent application for residential conversion, as the proposed structure and layout could easily be imagined as being a bungalow. We would be grateful therefore if any permission could be strongly conditioned to prevent future residential conversion, perhaps by requiring demolition and return to agriculture once the land is no longer required for keeping horses, or that the permission is temporary and/or personal to the applicant. (Sent 3/11/23)
20231171 Refused	Chalk Pit Cottages Green Farm Lane Shorne Gravesend Kent	Erection of a new dwellinghouse.	This is a re-application of previously refused Ref 20230438. The Parish Council has to again OBJECT to this proposal, for the following reasons which are significant concerns: 1. New dwelling in the Green Belt: The proposal is for a new dwelling in the Green Belt, which is by definition harmful, and not permitted except in "very special circumstances", which have not been demonstrated with valid reasons. 2. Negative visual impact: The proposal would have negative impact on openness and the street scene due to being an incongruous, out-of-character design (large detached house) of greater bulk than usual in the immediate area. 3. Not infilling as outside of settlement boundary: The site is outside the boundary of the settlement of Lower Shorne so cannot be described as "infilling". The open space between the two rows of cottages is very wide, such separation between rows of cottages is a feature of the area. And a new house would create an undesirable continuous ribbon of development. 4. Similar circumstances to other applications that have been refused and dismissed at Appeal: The situation is similar to the Land next to The See-Ho Public House where applications have been refused and Appeals dismissed. 5. Possible unsuitability of the land for building: The piece of land has not been built on previously in part because it is the site of a former chalkpit that was subsequently used for landfill, so it is made ground. Local residents state that large hollow items have been buried there and that they believe that the surface level is still sinking. 6. Lack of previous development/Brownfield classification: The site has not previously or currently been the site of a residential or commercial building, hence it is not a brownfield site. 7. Not a self-build site: Although the Applicant tries to claim that it would be a self-build

			site, the site was not marketed and purchased with outline planning permission for a self-build house or previously identified as a development site. 8. Biodiversity gain: Reference is made to providing biodiversity gain however we note that the site was bulldozed soon after purchase, which would have had a very detrimental effect on existing biodiversity. Any surveys done subsequently will not represent the site as it was prior to the Applicant's ownership. The potential gains discussed may not be achievable, and in part seem tokenistic (single bat box in a location likely to be subject to disturbance). In the unlikely situation of permission, parking should be strictly confined to the area shown and not encroach on the verge. 9. Pre-app discussion: We note that the applicant had pre-app discussion with GBC (there has not been any discussion requested with the Parish Council). We have not seen the advice given but it is stated in the documentation that GBC indicated that a planning application would not be supported. 10. Current compared to previous plans: There have been very minor changes made but these do not amount to any material difference from the previously refused proposal. The application does not show any significant differences from the previous proposal. We support the previous refusal and would expect this application to be refused for all the same reasons, some of which are inherent to the site and location. (Sent 4th Dec 2023)
20231149	Cobham Lodge , Valley Drive, Gravesend, Kent DA12 5UE	Conversion of existing house to 10no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2no. dwelling houses including proposed new dormers. Construction of new apartment building to form 11no. new apartments. Construction of 8no. semidetached and 1no. detached houses and	Thank you for asking the opinion of Shorne Parish Council on this application which lies just outside the Parish Boundary but will have adverse visual and landscape impact on Parish areas. The Parish Council commented **objecting** to application ref 20190169, which was refused by GBC. We also **objected** to application Ref 20220839 which was also refused by GBC, but was then approved at Appeal Ref 3313228. This present application is a reapplication subsequent to the Appeal. On the basis that the proposed buildings and layouts are unchanged, we regardless have to again **OBJECT** to the application specifically in relation to the proposed block of flats, as we have to act in the interest of parishioners who will be adversely impacted. We are unclear whether the Appeal Inspector considered the view from neighbouring gardens and Davy's Place as part of deliberations. <u>Reasons against the construction of new apartment building to form 11no. new apartments:</u> • We continue to **OBJECT** to this element due to landscape impact, overbearing nature and overlooking of neighbouring properties so reducing their amenity - It would be

		associated development.	preferable for it to be omitted but if to be permitted, this block is at least one storey and possibly two-storeys too tall. • The new flats building would be highly visible in the landscape and would therefore detrimentally affect the nearby Area of Outstanding Natural Beauty, Thong Village Conservation Area, Shorne Woods Country Park, Claylane Woods and the general Green Belt landscape.  Proposed Rear (North) Elevation Scale 1:100 @ A1 • The proposal is out-of-character and results in over-intensification of the plot. We consider this proposal to be inappropriate, and to constitute overdevelopment of the site. • Parking arrangements are impracticably minimalistic in size and numbers. If unallocated (as suggested by others) there will be constant neighbour disputes being built into the scheme. There is no visitor parking provision and there are no electric vehicle charging points. • If the block of flats were to be omitted then both parking spaces and landscaping of the site could overall be improved. • Residents cars will need to be prevented from parking on the side roads both within and outside of the property. • There will be increased traffic volumes and turning movements in an increasingly busy

			traffic area, with resulting hazardous turns across dominant traffic flows. (Sent 4/12/23)
20231219 Permitted	Land Adjacent To 28 Coutts Avenue, Shorne, Gravesend, Kent DA12 3HJ	Erection of 2 single-storey three bedroom detached bungalows.	This site has been subject to a considerable number of planning applications and Appeals. Permission was given by GBC under Ref 20190870, despite Parish Council objection to backland development, for a single small true bungalow (reduced from two through revised plans) on the rear part of the land. The Parish Council continues to OBJECT STRONGLY to the proposal for two rear dwellings, as expressed again in this latest application to build more dwellings on the backland than was originally permitted, for all the same reasons as cited in our various previous representations. We have stated repeatedly that we would not object to the single rear dwelling being made a larger, high quality true bungalow but we maintain our objection to there being more than one dwelling built at the rear. Whatever is eventually built at the rear must be strongly Conditioned to only be true single-storey in structure, with roof dormer conversion not permitted – simple rooflights might however be acceptable. We suggest also that permitted development rights should be withdrawn in order to control further proliferation of built forms on the site, and their usage, in the interest of the amenity of neighbours. (Sent 4/1/24)
20231227	Broadeaves Bowesden Lane Shorne Gravesend Kent DA12 3LA	Erection of a two storey side extension and a two storey rear extension with catslide roof incorporating 2no. rear dormers and detached 3 bay car port.	Broadeaves has a large, wooded curtilage. The existing house is set well back on the plot and there is room for enlargement. Previous application ref 20220193 is noted, which was permitted. There are two elements to this application: 1) Extensions to the main house: The Parish Council has no objections in principle to this part of proposal. We commented previously about the proposed side window in the new first-floor bedroom on the eastern elevation, which is unchanged. As said previously, there is a window proposed on the east elevation as well as a new window on the south (front) elevation, now with a balcony. There seems to be about 20m distance from the new side window to the eastern boundary to the neighbouring property (Heron Gate). The total distance between buildings is a little more than the minimum standard privacy distance of 26m however consideration might be given to modifying this east side window (e.g. with privacy glazing) or omitting it completely. 2) Detached 3-bay car port:

			The Parish Council is concerned about loss of mature trees that currently provide valuable mutual screening between the neighbouring properties. This could be reduced, and vehicular access would be less constrained, if the large carport was set perpendicularly to the boundary fence rather than alongside. Other comments/conditions: The plans do not include any landscaping in the garden areas. Submitted plans do not include a topographical plan of the site and/or a tree plan indicating which trees are to be removed or have their root systems curtailed - these should be provided. Any relevant mature trees might be protected with Tree Preservation Orders. In view of the amount of enlargement of the house and increase in built forms on the site that is proposed we suggest that permitted development rights might be withdrawn for the site. (Sent 8/1/24)
20231248 Permitted	2 Bunny Hill Tanyard Hill Shorne Gravesend Kent DA12 3EP	Erection of a Ground floor single storey wraparound extension, floor plan redesign and all associated works.	Previous Application Ref 20221007 is noted, which was refused permission and the subsequent Appeal was dismissed – several points made by the Appeal Inspector are also relevant to this application. The Parish Council has no objection in principle to the property being extended, subject to there not being any valid objections from neighbours, but has the following comments: The property is semi-detached and set well back from the roadway. Although the adjoining property has been extended at the side and rear, single storey, and has an extended side dormer (all without planning permission) the overall appearance from the street at present remains fairly symmetrical, which the proposal will alter. The presently proposed design has a mansard style roof, which is out of character with the property and its neighbours. A pitched roof would be preferable at least on the side extension as it would then be symmetrical in appearance to the neighbouring property. The property has an original floor area of 72.5sqm (including the narrow integral garage but excluding the conservatory which appears to be a later addition) and the proposal will more than double this. The proposal will cause loss of the existing shed and car port, and some mature hedging. Parking will be relatively unchanged as the integral garage is probably too narrow for modern cars. (Sent 8/1/24)
20231241	Little Westwood Thong Lane	Application for a Lawful Development Certificate in	This is a very similar re-application following the refusal of the LDC application ref 20231003. (Previous Application Ref 20220523 for large rear and side extensions, which were refused

Permitted	Shorne Gravesend Kent DA12 4AD	respect of the proposed erection of two single storey rear extensions and an outbuilding.	permission, is also noted.) The Parish Council has no objection in principle to the property being extended, subject to there not being any valid objections from neighbours, but has the following comments: This property is located in the Thong Conservation Area and is one of the historic "Homes for Heroes", although unfortunately alteration and extensions have been made to the barn. This present application is for two, separated rear extensions and a large outbuilding, so has three sections: 1) <u>Demolition of small non-original rear extension and replacement with wider, approximately 3m deep, rear single-storey extension to the living space:</u> • The Parish Council has no concerns about this element. 2) <u>Demolition of existing conservatory addition and replacement with an extended utility room protruding further to the rear:</u> • The existing lean-to conservatory has a glass side on the flank wall and extended the rear cats slide roof line whereas the proposed extension is square and flat roofed, and is not subsidiary to the original flank wall. • As such it alters the appearance of the house from the road which could be detrimental to the street scene. • Otherwise, the Parish Council has no concerns about this element. 3) <u>A large pitched-roofed outbuilding on the rear boundary to include a swimming pool, gym and full bathroom/changing facilities:</u> • This building is large, being overall approximately 13m wide by 10m deep. • The outbuilding has a much larger floor area than the original house so is disproportionately large in comparison.

			• The outbuilding has the capability of being used as residential accommodation and even as a separate dwelling. • We therefore have several concerns including considering that this building really needs a full planning application so that Conditions can be attached limiting its use to being an annexe without residential use, that cannot be used as a separate dwelling or to operate a business. We note also as before that aerial views and November 2022 Streetview appear to show a mobile home located at the rear of the site, without any planning permission being in place. 

			 (Sent 8/1/24)