SHORNE PARISH COUNCIL

Minutes of the Parish Planning & Highways Committee Meeting held on Thursday 23rd May 2024 at Shorne Village Hall

PRESENT Mrs S Lindley (Chairman)
Mr J Bugg (Vice-Chair)
Mr R Theobald
Ms P Clifton
Mr R Hardy
Mr T Rochard-Pullen
Mrs L Williams
Mrs D Salmon (Parish Clerk)

APOLOGIES Mr R Lane
Mr C Rea

In attendance: None

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

2. Minutes of previous meeting held on Thursday 14th March 2024: .
There were no further updates to the previous Table of Planning Representations. Minutes approved by ALL members.

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

Planning:

4. 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.

5. Planning Applications of note and GBC decisions:

- 20240020 New Green Farm, Lower Higham Road – Coldstore - Permitted.
- 20240308 Dunelm, Woodlands Lane – Extensions and appearance changes – Refused. (Item 6 on Agenda shows as Pear Tree Lane, should be Woodlands Lane).
- 20240308 28 Coutts Avenue – Doubling of dwellings at rear – Pending decision.
- 20240247 – 8 Warren View, Shorne – A relative of the resident sent a written complaint to the Parish Council regarding the representations made. A response was sent by Mrs Lindley, with a further email response from the relative. Due to illness, Mrs Lindley was not able to respond to the email before GBC permitted the application anyway. Screening vegetation and a 6ft fence have been required as Conditions of the permission.

6. Any GBC enforcements updates/new items:

- No updates received from GBC.
- It has been brought to the attention of the Parish Council that the coffee shop in Shorne Village is now offering a limited takeaway service meaning there may be a requirement for a change of licence. This has been raised with GBC.

7. Planning Appeals:

- See Table (previously circulated)
- 20230684 Bucklebury, Pear Tree Lane (Garage) – Appeal dismissed.

8. Major Plans etc affecting the Parish:

- Lower Thames Crossing Development Consent Order – The Secretary of State for Transport has raised questions about the Area of Outstanding Natural Beauty (AONB) regulations.

9. Outside Parish but with impact:

- Gravesham Borough Council has approved the Ebbsfleet Football Ground area redevelopment despite several parties such as National Highways and Natural England recommending refusal. Mr Theobald advised that during the recent GBC Parish Chairmans meeting it was suggested that by permitting this development, GBC would be able to provide enough new housing to remove the need to permit development on greenbelt land.

Highways:

10. Accident Reports:

- 14th April – A226 by Crown garage – report seen on Facebook but no further details.
- Early May – The Street – verbal information was received that two vehicles had collided head on, then damage was caused to a parked car whilst one was reversing.

11. Traffic Monitoring: Speedwatch and SID Information, Lorrywatch:

- Green Farm Lane – various reports of HGVs ignoring restrictions, Mr Lane has written to owners when identification has been possible.
- Green Farm Lane – verbal report that the 7.5 Ton vehicle restriction signs are missing. Mrs Lindley to visit and check.
- Hoo Junction (Queens Farm Road side) – visit to be conducted by some Council Members on 5th June. DB Cargo local operator had denied that any HGV's are visiting the site although there had been reports previously (2019).
- Speedwatch – A session was undertaken on Pear Tree Lane by the See Ho. Four cars registered as exceeding the speed limit but they were 1st offences so no action to be taken. It was noted that only 44 cars passed by during the session which is lower than average. There was no obvious/known reason for the difference from usual.

12. Road condition/highways issues and hazards:

- Drain on Forge Lane by Smiths Farm – Report from resident of smell due to effluent from the farm. Mrs Lindley has viewed the site and there appears to be a drainpipe under the pavement emptying into the surface water drain. Mrs Lindley has reported to KCC for further investigation.

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

- Parking Enforcement visits and yellow line refreshes have been requested by the Parish Council in various locations but no action has been taken yet.

14. KCC Highways – Highways Improvement plan and other feedback

- Shorne Crossroads – the petition is currently awaiting discussion at the Joint Transport Board on 29th May 2024. KCC have submitted a written report but they did not contact the Parish Council in advance in order that they might ascertain local opinion and concerns.

External Consultations:

15. Open Consultations:

None of note.

16. Closed consultations/for information:

None of note.

Any other business:

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

- Shornemead Crossing – Mr Theobald will be making contact with the relevant people to question the continued delay. Network Rail are undertaking a lot of work on the line at the moment, having said that they needed a weekend closure (which is therefore available to them) to install the new bridge. Mr Rochard-Pullen is to find the confirmed dates of the scheduled line closures for Mr Theobald to include in taking forward the complaint.
- Future management of Parking Enforcement service – Mr Theobald reported that it was also discussed at the Parish Chairs meeting that KCC are wanting to take back the management of parking enforcement from GBC.
- Safety issue from large puddle on south side of A226 – it was reported that there had been an aquaplaning incident relating to the large puddle that appears on the A226 near the Copperfield restaurant after heavy rain. KCC are aware of the problem and had recently asked for farmer contact details so that they could do work that they have already planned, to unblock the culvert.

18. 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 11th July 2024.

There being no further business, the meeting closed at

Signed Mrs Lindley :…….. Dated:……..

PLANNING APPLICATIONS representations submitted from 14/3/24 to 23/5/24:

Ref	Address	Description	SPC Submission
20240150 Refused	The Manor House Gravesend Road Shorne Gravesend Kent DA12 3JR	Erection of a two storey side extension, single storey rear extension & single storey oak frame extension to the front.	The Parish Council has concerns about but overall no objection to this application, subject to there not being any valid significant objections from neighbouring properties. The house is sited in a large curtilage. It is set well back from the Gravesend Road, to which it is sideways on so the front elevation faces west. It was previously extended further to planning application 20050299 however since then the permitted rear conservatory has been replaced as an orangery, the previous link from there to the garage (which has itself been converted to residential space) has been roofed over and connected to the previous utility room. The present proposals are all on the north side of the property. The two-storey element does not show subsidiarity but matches the rest of the frontage. The rear single storey extension is satisfactory. The area of concern is with the proposed front extension, which is incongruous in design (having full height glazing on three sides, including two sets of widely opening glass doors, on the frontage) and location. This element should be either omitted or relocated to the rear (east side) of the property. (Sent 14/3/24)
20240151 Permitted	31 The Street Shorne Gravesend Kent DA12 3EA	Demolition of the existing rear single storey kitchen extension, construction of a 6 metre deep flat roofed rear extension with a roof lights.	The Parish Council has no objection in principle to this application, subject to there not being any valid significant objections from neighbouring properties. The site is immediately adjacent to the boundary of the Shorne Village Conservation area, which includes part of the original Manor boundary wall. The proposal more than doubles the floor area of the existing house. It is noted that there were pre-application discussions with GBC however the Parish Council has not been consulted. The roadway in front of the property has a double-yellow line parking/waiting restriction which will need to be respected during construction. We note that the frontage of the property is used for parking but a dropped kerb has not been installed and gravel from the frontage material is being carried onto the footway and roadway. A floodlight at the front is being triggered by passing vehicles and needs adjusting. These deficiencies should be rectified through Conditions attached to any permission, and prior to construction activities commencing. (Sent 14/3/24)
20240171 Permitted	Little Westwood Thong Lane Shorne Gravesend Kent DA12 4AD	Erection of a single storey rear extension and two storey side extension with roof lights.	The Parish Council has no objection in principle to this application, subject to there not being any valid significant objections from neighbouring properties. The property has been the subject of several planning applications of various types and layouts. This application reverts to the concept of previously refused application ref 20220523 but improves on the design. The proposed side extension is now fully subservient, which maintains the historic appearance of the house from the roadway. The single storey rear extension is an acceptable design.

			However, we have concerns about the overall amount of development on the site as the applicant also has permission under application ref 20231241 for a very large outbuilding. That taken together with the now proposed extensions constitute excessive enlargement, and overdevelopment due to proliferation of built forms on the site. Should this present application be granted permission we would request withdrawal of permitted development rights and for it to be clear that the present application supersedes ref 20231241. As said previously we note the presence on the site of a mobile home unit, purpose unknown. (Sent 14/3/24)
20240191 Prior Approval not Required	9 Crown Green Shorne Gravesend Kent DA12 3DT	Prior Approval application for a single storey rear extension with a depth of 4.2 metres, maximum height of 3.77 metres and eaves height of 2.33m.	The Parish Council has no objection in principle to this application, subject to there not being any valid significant objections from neighbouring properties. The proposal squares off the rear of the property and does not extend any further back than the original lounge. It is assumed that all construction access will be from the front of the property. (Sent 14/3/24)
20240193 Permitted	Perry Dene Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Application for a Proposed Lawful Development Certificate in respect of a single storey side extension creating a utility room.	The Parish Council has no objection in principle to this application, subject to there not being any valid significant objections from neighbouring properties. Perry Dene is sited at an angle to the roadway, in a large curtilage. It has been greatly enlarged (further to planning applications in 2017) at the rear. Within the curtilage there has been considerable land clearance with large areas of hardstanding installed, and building of a large detached garage (without planning permission). The “existing rear elevation” does not match with Google aerial views currently available. This application appears to be an extension to the kitchen rather than just an attached utility room. The extension faces the highway but is subsidiary in design and should have relatively little impact on the street scene or the neighbouring property to the north-east. We consider that a full planning application is likely to be required. (Sent 14/3/24)
20240203 Permitted	18 Burdett Avenue Shorne Gravesend Kent DA12 3HP	Erection of 2 pitched roof front dormers.	This is a resubmission of previously permitted application 20200764 from August 2020, the plans are as were previously modified further to GBC input. The Parish Council is grateful for the modifications so far achieved but questions whether the alterations on the left side of the property (as viewed from the front) can be classified as a dormer when not set back from either the front or side walls of the existing property. The structure is in fact a first-floor extension, and as such is out of character in the area where chalet bungalow designs predominate, and will have adverse impact on the street scene. A true dormer, set back from both the front and side existing walls, would be preferable. (Sent 2/4/24)

20240247 Permitted	8 Warren View Shorne Gravesend Kent DA12 3EJ	Erection of a single storey side extension with associated alterations and creation of a raised patio in the rear garden.	The Parish Council has no objections to this proposal. The property is a single-storey dwelling at the far (east) end of Warren View, on the lower (north) side. The proposal has two elements: 1) A partial depth, set back side extension: The extension comes very close to the boundary however there is no neighbouring property on that east side and a satisfactory gap remains on the west side. 2) A raised patio across the rear: This property is on higher ground than those on Swillers Lane as the land falls away at the rear however the enlarged patio will not cause any greater overlooking than at present. (Sent 2/4/24)
20240268 Prior Approval Not Required	Gwendon Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Prior Approval application for a single storey rear extension with a depth of 8 metres, maximum height of 2.89 metres and eaves height of 2.89 metres.	The Parish Council has no objections in principle to this proposal. The roof of the extension should not be used as a balcony without specific planning permission. This property is the last house on the north side of Pear Tree Lane as one heads towards Higham. In our representations regarding (refused) application ref 20230985 we noted that aerial views showed that the Applicant has cleared part of the neighbouring woodland at Court Wood to the north-east of their residential curtilage (land also in their ownership). We believe that this area is part of that subject to the 1998 Court Wood Tree Preservation Order and Article 4 Direction. Some of this land is put to garden use but a very large area of hardstanding has been created, seen to be used for the parking of large number of vehicles. The woodland area needs to be restored and we request that, if considered appropriate, enforcement action should be taken to ensure this.  (Sent 2/4/24)

20240278 Refused	9 Glenrosa Gardens Gravesend Kent DA12 4PT	Application for a Lawful Development Certificate for the proposed erection of a single storey ground floor side extension.	The Parish Council has no objection in principle to this proposal. The property is a single-storey dwelling at the far end (south, on east side) of Glenrosa Gardens, bordering on current arable fields. The entrance door is on the north side. The property has already had a flat-roofed extension on the east side. The proposal is for a relatively small, additional flat roofed extension on the south side, to provide a bathroom and allow internal configuration changes. (Sent 24/4/24)
20240308 Refused	28 Coutts Avenue Shorne Gravesend Kent DA12 3HJ	Erection of 4 two bedroom bungalows with associated parking and turning space.	The Parish Council has to OBJECT STRONGLY to this proposal. This site undergoing redevelopment has been the subject of eight planning applications and one Appeal (dismissed) since 2019. The Parish Council was opposed to there being two properties at the rear so was very disappointed that this was permitted by GBC. It was considered that having backland properties at all, and the small size of the two proposed rear properties, was out of character in the area and had an adverse effect on the amenity of other residents. The applicant is now trying to make further changes doubling the number of rear properties to four very small semi-detached bungalows, which we consider to be a step too far for the same reasons: • The increase in the number of dwellings would create an over-dense layout which amounts to overdevelopment of the site. • The designs proposed provide only very cramped and sub-standard accommodation and two of the properties have very small rear amenity space. • The increased number of dwellings will further exacerbate the traffic and parking problems on the very narrow Coutts Avenue - although there are supposed to be four spare “visitor” parking spaces, it is likely that these will actually be occupied by residents. • Bin stores are shown however bins will need to be taken to Coutts Avenue for emptying and it is unclear where they will be located while awaiting collection. • The driveway does not have any passing places and 4 dwellings increase the likelihood of conflicts between users. • The site is not a “sustainable” location as the area has no shops or other facilities and residents generally have to travel by car to access these or use equally unsustainable home deliveries. The application relies on the premise that the homes will be “affordable” but it is unclear how this will be ensured, and especially in perpetuity. Should GBC be minded to permit this application then we request that, as before, conditions should be attached preventing the properties being extended or undergoing loft conversion with dormers, so as to protect the amenity of neighbouring properties, and likewise also withdrawing permitted development rights so as to prevent further proliferation of built forms on the overall site. (Sent 24/4/24)

20240244 Permitted	St Margarets Pear Tree Lane Shorne Gravesend Kent DA12 3JX	Conversion of garage to create a 2 bedroom self contained annexe as auxiliary house accommodation.	The Parish Council has to OBJECT to this application. The site is on the southern side of Pear Tree Lane, outside of settlement boundaries. The existing property is a large house in a large curtilage but the house and the referenced link-detached garage, which is on its east side, are together located abutting the eastern boundary. The submitted plans show that the garage already has partial residential use. There is an unusual arrangement whereby vehicles pass into a courtyard in order to access the referenced garage from its rear and there is another smaller garage further back on the site. The proposal is for fully self-contained accommodation, which cannot therefore be described as an annexe or auxiliary. It is of a size, design and location that is out of character for the area and would set a regrettable precedent. The site is in the Green Belt where new dwellings are not normally permitted except in "very special circumstances". At the time of writing, the applicant has not provided reasons for the need for self-contained additional accommodation rather than, for example, extending the existing house. We note the previous GBC refusals (and two dismissals of Appeal) relating to a similar proposal at nearby Ewhurst on Bowesden Lane. Should GBC however be minded to approve this application then we request that the strongest possible Conditions should be attached preventing use as a separate dwelling. We also suggest that permitted development rights should be withdrawn in order to further protect the amenity of neighbouring properties. (Sent 24/4/24)