SHORNE PARISH COUNCIL

Minutes of the Parish Planning & Highways Committee Meeting held on Thursday 11th July 2024 at Shorne Village Hall

PRESENT Mrs S Lindley (Chairman)
Mr R Lane
Mr R Theobald
Ms P Clifton
Mr R Hardy
Mr T Rochard-Pullen
Mrs D Salmon (Parish Clerk)

APOLOGIES Mr J Bugg
Mr R Hardy

Not in attendance: Mrs L Williams

In attendance: None

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

20. Minutes of previous meeting held on Thursday 23rd April 2024: .
There were no further updates to the previous Table of Planning Representations. Minutes were approved as a true record.

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

Planning:

22. 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:
Confirmed as a true representation. Mrs Lindley advised that she checked the applications on the date of the meeting and application 20240312 Land at RSPB Shorne Marshes has now been approved. All other applications remain pending consideration.

23. Planning Applications of note and GBC decisions:

- 20240308 28 Coutts Avenue – Doubling of dwellings at rear – Refused. Appeal lodged. See item 25 below.
- 20240454 Unit 23 Apex Business Park – large/tall building restricted height area – Objected.
- 20240570 11 Court Lodge – consultation letter received but application has now disappeared from the GBC website.

24. Any GBC enforcements updates/new items:

- No updates received from GBC.
- Chesney Farm Barns, Thong Lane – waste importation. This has been reported to GBC by Mr Lane again.
- Furzy Lea, Bowesden Lane – large outbuilding and road access to garden. This has been reported to GBC by a resident and Mr Lane.
- 29-31 The Street – land overgrown again. Mr Lane has reported to GBC.

25. Planning Appeals:

- See Table (previously circulated)
- Since circulating the table to members, Appeals have been lodged for 28 Coutts Avenue and for the Chalk Pit on Green Farm Lane. Both are showing as being in progress.

26. Major Plans etc affecting the Parish:

- Lower Thames Crossing Development Consent Order – The previous Secretary of State for Transport has deferred the decision until 4th October 2024. The process has resumed post the election purdah. General invitation received to comment on National Highways previous submission which includes the discussion of losing Cobham Services. Mrs Lindley will review the document and respond as appropriate, drawing attention to the previous comments sent on behalf of Shorne Parish Council. Any impact of the change of government is currently unknown.

27. Outside Parish but with impact:

- Land of the 'London Resort' NSIP application is up for sale.
- Medway Council proceeding to repeated Regulation 18 Consultation. This includes the option to provide 30,000 new dwellings on the Hoo Peninsula. This would have a considerable impact on the local Highways.
- Ebbsfleet Central Development – Invitation received to attend a hearing about the development. Mrs Lindley has reviewed the new documentation but concluded there was nothing different to say. Various consultees including National Highways and Network Rail have lodged objections, insisting that new parking and drop-off arrangements, including disabled, should be in place before car parks A and B are removed from use.

Highways:

28. Accident Reports:

No accidents reported.

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

- Any reports of sessions/sightings: HGV in the village centre on 11th June. Lorrywatch letter sent.
- Hoo Junction (Queens Farm Road side) visit – some council members visited the site and met with the occupiers.
    - Questions raised regarding HGV use. Occupiers stated this site is only for maintenance work on their trains so there is no regular HGV use.
    - Discussions held regarding the concerns over the delay to the Shornemead Crossing footbridge. We have very limited information about when the works will be completed. Mr Theobald to continue correspondence with Network rail on behalf of Shorne Parish Council.

- Another 2-vehicle goods vehicle operating site has been approved at Apex Business Park (Unit 14) however it is unclear if this is additional or a replacement.
- 2 Speedwatch sessions have been held since the last Planning & Highways Committee meeting. Both sessions were on Thong Lane, Northbound. Results were circulated to members in advance of the meeting. Several enforcement letters were sent out by the police.
- Speedwatch have asked for a county-wide session to be undertaken on the 26th July. PC Jo Hammond will be invited to attend following the recent problems encountered from a local resident as was discussed at the Full Parish Council meeting on 27th June.

30. Road condition/highways issues and hazards:

- Surface water/drainage problems (drain on Forge Lane by Smiths Farm, lowest drain of Tanyard Hill) – this had been rejected for intervention by KCC but Mr Lane has escalated the issue.
- Water issuing on Tanyard Hill – evidence of digging in west side verge. KCC advise that chlorine has been detected so the issue will be reported to Southern Water for their action.
- Mill Hill and Butchers Hill have had burst water mains/pipes but these are still leaking after repairs. Mrs Lindley to visit the site and report to KCC if necessary.

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

- Yellow line refresh requests have not yet been actioned by Gravesham Borough Council. Mrs Lindley will chase up. Yellow lines have been refreshed near the Country Park but these were not reported by Shorne Parish Council.

32. KCC Highways – Highways Improvement plan and other feedback

- Shorne Crossroads – the petition was discussed at the Joint Transport Board on 29th May 2024. A site meeting was held with a KCC representative, Mrs Lindley and Mr Lane on 19th June. Members discussed this at length at the Full Parish Council meeting on 27th June. No further updates.

External Consultations:

33. Open Consultations:

- National Highways and Transport Survey 2024-25 – closes 28 February 2025 https://letstalk.kent.gov.uk/nht-survey-2024-25?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-National-Highways-and-Transport-Survey-for-202425&utm_campaign=website&utm_medium=email&utm_source=ehq

34. Closed consultations/for information:

- Gravesend Air Quality and AQMA's – Mrs Lindley reviewed the documents and comments were sent on behalf of Shorne Parish Council suggesting that new monitoring locations should be considered rather than just reviewing existing AQMA's, and modelling that ignores current exceedances should be questioned. The link is no longer working.

Any other business:

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

- It has been reported that a 'School transport vehicle' is parking in The Street, frequently blocking the Village Hall window. This vehicle is owned by a local resident who has more vehicles than can be accommodated on their own site. The vehicle is legally parked so Shorne Parish Council cannot take any action.
- Crabblers, Bowesden Lane – report received of a new boundary wall on the verge, close to the roadway. The property ownership changed in August 2023 and considerable building works have been in progress since. The area in question is outside of their official boundary. Mrs Lindley advises that the verges appear to have no registration at Land Registry, or could be included in a different Title. It would be the responsibility of the landowner to take action if required. This is potentially Cobham Hall Estate who originally sold the plots.
- Hedges overhanging the footpath in Hollands Close were reported and have been cleared.
- Mr Theobald reports that the barriers around the cellar entry hatch at the Rose and Crown are due to be removed very soon following completion of the required works.
- Mr Rea said that the road signs on Thong Lane were still obstructed from view after inadequate cutting back of vegetation, he will report this again to KCC.

36. 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 26th September 2024.

There being no further business, the meeting closed at

Signed Mrs Lindley :…….. Dated:……..

PLANNING APPLICATIONS representations submitted from 23/5/24 to 3/7/24:

Ref	Address	Description	SPC Submission
20240312 Approved	Land At RSPB Shorne Marshes Queens Farm Road Shorne Gravesend Kent	Improvements and enhancements to Nature Reserve, including restoration of wetland grazing marsh and reedbed by creating hydrological features to enhance wetland habitat by creating pools, scrapes and rills.	*Documents reviewed, sufficient expert input – evaluated no additional comments needed.*
20231313 And 20240063	Eastcourt Marshes Electricity Distribution Site, Mark Lane, Gravesend, Kent DA12 2HN	Proposed construction of a new cable tunnel beneath the River Thames between Gravesend and Tilbury to provide additional transmission capacity. Above-ground infrastructure in the form of a new Cable Sealing End compound and a new head house building along with associated electricity infrastructure, access, parking, boundary treatment and two overhead gantry structures for future overhead lines. Temporary compound for the duration of the project to provide parking, staff welfare facilities, delivery vehicle parking, and equipment and machinery storage, including boundary treatment and lighting.	*PC participated in online webinar and asked questions, 18th October 2023.* *Documents reviewed, sufficient expert input – evaluated no additional comments needed.* New and updated documents so re-consultation.

20240411 Permitted	Former Courtlands Gravesend Road Shorne Gravesend Kent DA12 3JR	Application for variation of condition 2 attached to planning permission reference number 20221133 Demolition of existing dwelling and erection of a 4-bed detached replacement dwelling; to allow rear dormer windows.	The application is for a variation of a condition to allow rear dormer windows however the proposal is actually for several significant changes to the previously permitted plans (including addition of rooms in the loft together with a permanent means of access) so the Parish Council considers that a formal planning application is required. The plans presently submitted as being the approved plans are different in several ways to those that we believe to have been actually approved – for the Ground and First floor layouts this should be plan 004, Revision A, dated 21/10/2022. In particular we note that Bedroom 4 has been removed (so the house is no longer a 4-bedroom dwelling as described in the application), the location and orientation of the staircase has been altered, and opening doors onto a large, glass panel edged balcony are shown (which is out of character with the classical design of the replacement house). The proposal for rooms in the loft was part of application ref 20211361 which was refused permission by GBC and also dismissed at Appeal, therefore no use of the loft except as storage space via temporary access is presently permitted. Parish Council has no objection in principle to these proposals but has several other concerns/requests: • Rooms in the loft and their use – use should only be occasional and the rooms cannot be used as residential accommodation. It should be made very clear through Conditions that there cannot be sleeping accommodation in the loft. We are also concerned about adequacy of fire safety protection for the staircase. • Hobby Room in the loft – the permitted outbuildings include a very large Hobby Room so we question why another is needed in addition. • Balcony and balustrade – if to be permitted then the balustrade should be of a classical design that is in keeping with the style of the replacement house. • Outbuildings and further increased size and bulk - We note that the previously permitted outbuildings have all been built, so the creation of a useable loft floor is a further expansion of built forms on the overall site. • Site visit - While conducting the Officer site visit, the use of the various annexe buildings should be examined and proposed use clarified. It is also noted that the orientation of the swimming pool has been changed. (Sent 11/6/24)
20240415 Permitted	9 Glenrosa Gardens Gravesend Kent DA12 4PT	Erection of a single storey ground floor side extension.	The Parish Council has no objection in principle to this proposal for a relatively small, additional flat roofed extension on the south side, to provide a bathroom and allow internal configuration changes. The application is effectively a resubmission of the same designs as a full planning application after refusal of ref 20240278, which did not meet LDC criteria. 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 and this proposal seeks to have the same roof design as the existing extension however the roofs of both are higher than the original eaves. This present proposal may need to be redesigned. (Sent 18/6/24)
20240453 Prior Approval Not Required	350 Thong Lane Gravesend Kent DA12 4LH	Prior approval application for a single storey rear extension with a depth of 3.90 metres, maximum height of 3.60 metres and eaves height of 2.70 metres.	The Parish Council has no objection in principle to this proposal for a single-storey rear extension, which would require demolition of the existing conservatory. We note that the proposal would render the garage at the rear of the property unusable for its intended purpose. There is adequate parking remaining on site as the frontage has already been fully paved. (Sent 18/6/24)
20240455 Refused	5 Ryecroft Gravesend Kent DA12 4QQ	Erection of a first floor side/rear extension over garage with roof light.	The Parish Council has no objection in principle to this proposal however has concerns about the proposed design being out of character with properties in the area. If extension is to be permitted, then a design with a subsidiary, tiled pitched roof would be more compatible. The application property is a small house with a set back, link-detached garage. The front garden has been fully paved for parking. The property appears to have been previously extended full-width (including the garage) at the rear, and part of the original internal length of the garage has been partitioned off as a storage area with just over 6m depth remaining. Construction will obviously impact on the garage of the neighbouring property. The proposed roof plans are complex and non-conventional at the rear, due to extending beyond the rear wall of the original house. The proposed roof light should preferably be omitted or located further towards the front of the house. (Sent 18/6/24)
20240477 Permitted	8 Marling Way Gravesend Kent DA12 4DN	Demolition of existing conservatory and erection of single storey rear extension.	The Parish Council has no objection in principle to this proposal. The application property is a detached L-shaped bungalow with a rear flat roof dormer and small added porch at the front. The proposal replaces an existing Conservatory, which has one rounded corner, with a square ended structure that is otherwise the same size. The new structure will have a flat roof with a single lantern opening. The design of the junction of the flat roof with the existing tiled roof may need modification. (Sent 18/6/24)
20240478 Refused	Broadwood House Pondfield Lane Shorne Gravesend Kent	Demolition of existing conservatory and existing first floor patio store; removal of balcony balustrade and	The Parish Council has no objection in principle to this proposal but has concerns about the size. The site is located in the Green Belt and the “Area of Outstanding Natural Beauty” (National Landscape Area), where the “one-third rule” should be applied. The existing property is a large house in a large curtilage, which has already been considerably

	DA12 3LD	erection of a single storey side/rear extension with a Sedum roof covering. Juliet balcony bar to be installed across existing door opening on first floor.	extended with a front extension, single-storey side and front extension and an attached 3 bay garage, a separate single garage, a small single storey rear extension and a large part single, part two-storey rear extension with balcony. The proposal will result overall in adding an L-shaped, single-storey extension which includes a further side-extension lining up with the rear wall of the garage and then a full-width rear extension. The design is modern, in contrast to the existing house, but should not be visually intrusive assuming that tree cover remains. A green roof is proposed to the extension and Conditions are needed ensuring that this is properly maintained. (Sent 18/6/24)
20240494 Refused	15 Hollands Close Shorne Gravesend Kent DA12 3EH	Erection of rear dormer and conversion of habitable room in roof space. Partial conversion of garage into habitable room with alterations to fenestration in ground floor rear elevation, and associated internal alterations.	The Parish Council has some concerns about this proposal. The property was originally a 3-bedroom bungalow, in common with the size of other properties in the area. The applicant had previously been permitted under ref 20181116 a full width rear extension, which facilitated conversion to a 4-bedroom dwelling, along with the additional loft room over the garage. Use of the enlarged loft room: The room that was created over the garage was labelled as a playroom/study – on the basis that it was a constrained headroom space and not to be sleeping accommodation, the Parish Council did not object to the proposal. The present proposal further extends the room over the garage, with increased headroom over the entire floor area, and labels it as a “snug”. A Condition should be attached that the room cannot be used as sleeping accommodation. Adequacy of headroom: In the previous application, and again in this one, there are no plans showing sections through the proposed room and stating the headroom. Design of the dormer and window: The dormer should be set back from the eaves/walls of the building, preferably by at least 50cm. It should not encroach on, and should be separate from, the overhanging roof gable of the main part of the house. Meaning that it should be reduced in size in the external horizontal dimensions. At present it represents a disproportionate addition to the house, which is out of character with other properties in the area. The window of the dormer as proposed is wider than that on the ground floor, giving a dominant and unbalanced appearance. Overlooking: There is concern about overlooking, and loss of privacy particularly for neighbouring properties to the east, as their gardens are relatively small. Overdevelopment: The proposal effectively makes the house 5-bedroomed, which we consider to be out of character in the area, and to be overdevelopment of a small site. Possible further expansion: The proposed design of the dormer abutting the existing main gable end would allow direct entry into the remaining loft space, this should be considered in Conditions so that

			the remaining loft is labelled as not being habitable space lest further expansion should take place. Inadequate Parking: There were already concerns raised by GBC Engineering about parking inadequacies relating to the previous application. This proposal takes usable space from the existing garage and creates a potential 5th bedroom, in which case the on-site parking is inadequate in quantity and size. With various vehicle cross-overs and the corner position, on-street parking is very limited. Removal of permitted development rights: In view of the quantity of expansion of the house that has/will have taken place, we request that permitted development rights should be removed, in order to prevent further building without planning permission, as a safeguard to the amenity of neighbouring properties. (Sent 1/7/24)
20240454	Unit 23, Apex Business Park, Queens Farm Road, Shorne Gravesend Kent	Erection of temporary structure for workshop/office to include installation of foundation slab.	The Parish Council has to OBJECT to this proposal which infringes the planning conditions for the Apex site. The relevant planning references that we are aware of are 19970570 (site plans 1, 2 and 8) and 20000319 (especially Condition H). The eastern, higher level extension area of the Apex site is restricted by Condition to usage being open storage in association with other units on the western, original site and has a maximum height restriction of 3 metres. The site is in the Green Belt and close to important Designated landscape areas. The proposal is for a 30m by 15m by 6m (dimension on plan unclear) tall "temporary" building in the presently numbered Unit 23 (originally Unit 20). Aside from the overall existing Conditions as above, concerns are as follows: • A building of this height on the raised ground area would have significant landscape impact. • Any exterior lighting would exacerbate this aspect, any such lighting should be shielded and carefully directed downwards so as to only illuminate within the boundaries of the unit. • Usage of the building and site could also lead to noise pollution in the wider area. • "Temporary" buildings can become permanent – with a concrete slab and full services there is concern that could come to pass. • The application would lead to expansion of built forms and the industrial activities area of the site, which is in a non-sustainable location. • The various site plans show other shapes/structures outlined. • Proposed usage should be clarified, whether only for storage or intended as a manufacturing facility, as the cross-referenced Appeal documents state that "The Tenant stores significant plant and machinery including mechanical sheet metal folding machines and cutting machines, welding equipment and large boiler plant at the Property. This is all large machinery and will need to be moved via a third party heavy lifting specialist."

			• Increased traffic movements within the site and on the inherently unsuitable Queens Farm Road are also a concern due to potential traffic volume and safety issues including from conflicts with other users. • Working hours and vehicle movement routes should be restricted by Condition. We note that enforcement action has previously been taken regarding eastern units which have infringed the height restriction conditions. (Sent 1/7/24)
20240511	Crabbles Cottage Pear Tree Lane Shorne Gravesend Kent DA12 3JS	Application for the approval of conditions 3,4,5 and 6 attached to planning permission reference number 20240017 relating to the Bat Survey (3), Vehicular Access Track (4), Biodiversity Increase (5) and Lighting Design (6).	Regarding Condition 6 (Lighting Design), the Parish Council is concerned that the amount of exterior lighting proposed may be excessive for a rural area and result in light pollution. Exterior lighting quantity and locations should be the minimum required for safety and security purposes. We are opposed to exterior lighting which is on for hours at a time and which is only intended for decorative purposes, including "up and down" light fittings. Security lighting should have controls with daylight override and nighttime motion detection, and only then remain on for a short time once triggered. All lighting should be shielded and angled downwards (including sensors) so that light beams are only triggered and then directed within the property boundaries. (Sent 1/7/24)
20240526	Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Application for approval of condition 7 attached to planning permission reference number 20221239 relating to the submission of a bat mitigation strategy prior to the demolition of the pump house.	*Reviewed 25/6/24, assessed no comments needed*
20240536 And 20240537 (listed building consent) Permitted	St Katherines Forge Lane Shorne Gravesend Kent DA12 3DP	Demolition of existing conservatory and erection of a single storey side extension and terrace.	The Parish Council has no objection in principle to this application provided that the design and all materials used are compatible with the historic nature of the Grade II listed existing building. The proposal removes the existing conservatory addition and replaces it with a larger formal, mansard roofed (lead) extension. The upper terrace is also enlarged. The glazing design could preferably be made more compatible with the existing window designs, by having smaller panes. (1/7/24)

20240556 Approved	Shorne Woods Country Park Brewers Road Shorne Gravesend Kent DA12 3HX	KCC Consultation KCC/GR/0089/2024 - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Installation of a tarmac pathway linking the main pathway to the pond dipping platform.	The Parish Council has no objection to this proposal, which is located immediately north of the Visitor Centre, in an already urbanised area of the park. (Sent GBC and KCC 1/7/24)