SHORNE PARISH COUNCIL

Minutes of the Parish Planning & Highways Committee Meeting held on Thursday 14th November 2024 at Shorne Village Hall

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

APOLOGIES Mr C Rea

Not in attendance: None

In attendance: None

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

56. Minutes of previous meeting held on Thursday 26th September 2024: .
There were no further updates to the previous Table of Planning Representations. Minutes were approved as a true record. Since circulating, application 20240700 Cheneys Farm Barns has been approved.

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

Planning:

58. 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.
All other applications remain pending consideration.

59. Planning Applications of note and GBC decisions:

- 7th November - RS Skips applying for variation to have 25 goods vehicles based at Apex, increasing from 15. This is currently a busy site so any increase will add to traffic in the area.
- 20240570 11 Court Lodge – Following our representations being published the applicant sent a supplementary letter to GBC.
- 20240454 Unit 23 Apex – This application has been refused. However, it is noted that GBC did not agree with the Parish Council's comments regarding the permitted height being limited. This is despite GBC having taken enforcement action over the issue twice in recent years. Mrs Lindley will raise the point of disagreement with the Officers involved.

- 20240922 Shornemead Crossing – no decision yet. However, Mr Lane has received correspondence from a local business who has been informed by Network Rail that installation will take place on the 11th and 12th January.

60. Any GBC enforcements updates/new items:

- No updates received from GBC.
- Advertising van still present on Thong Lane – Mr Lane has been corresponding with KCC and others. No action has been taken so far.
- Apex – unit number unknown – a metal structure is being erected behind frontage building. Mrs Lindley has taken photos and will report to GBC Enforcement.
- Land to the south of Apex – this has previously been reported to GBC Enforcement but no action has been taken. The land status is unclear. Mrs Lindley has noted that there has been a further increase in buildings. She will be reporting this again to GBC Enforcement.
    - Members are concerned that GBC may have lost control of planning enforcement in Apex and the surrounding area. Mrs Lindley will contact GBC to invite them to a meeting with Parish Council members at the site to discuss what works are approved and what works are not.
- Land next to the See Ho Public House – several previous planning applications have been refused and all appeals have been dismissed. Members are concerned that there is now a caravan on site and an application for electricity installation. Mr Lane had contacted GBC concerning this.

61. Planning Appeals:

- See Table (previously circulated)

62. Major Plans etc affecting the Parish:

- Lower Thames Crossing Development
    - Secretary of State decision delayed until 23rd May 2025.
    - Meeting about community projects was due to be held at the Cyclopark on 22nd November but has been cancelled.
    - Secretary of State has issued a letter to various organisations raising questions about carbon reduction, public transport provisions, firing range function, and minimisation of community disruption during construction.
    - National Highways are offering a meeting with intended contractors. Mrs Lindley, Mr Lane and Mr Theobald will attend.

63. Outside Parish but with impact:

- No new items of note.
- Mrs Lindley advised members of concern regarding a large application in Swale bring called in by Angela Rayner just 3 hours before a decision of refusal was due to be made locally as this may set a precedent for further decisions.

Highways:

64. Accident Reports:

- Shorne Crossroads – 3rd November – Due to the ongoing issues with this junction, Mr Lane has reported this further accident to the KCC Highways Engagement Team.
- Thong Lane – 18th October – Pedestrian injured, required air lifting to hospital. No further information.

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

- Speedwatch sessions were held on 22nd October and 8th November on Tanyard Hill, Northbound.
- Ms Clifton reported Speedwatch data to members:
  - 22nd October – 3 vehicles with no letters sent,
  - 8th November – 12 vehicles with 1 letter sent.
- SID – Currently in Tanyard Hill monitoring the northbound traffic towards the village. The SID is due to be rotated the weekend of the 16th/17th November.
- Lorrywatch:
  - Green Farm Lane – 15th October – Darenth waste HGV – no response from Darenth waste but RS Skips confirmed they were accessing their site,
  - Green Farm Lane – 4th November – Emplas HGV – response and apology received,
  - Green Farm Lane – 4th November – Europa Distribution HGV – Response and apology received,
  - Green Farm Lane – 11th November – Harlex HGV – response and apology received,
  - Green Farm Lane – 11th November – Unidentified 44-tonne Volvo artic. Mr Lane made enquiries to KCC and DB Freight but both parties confirmed that it was not connected to their activites,
  - The jointly funded 7 day HGV ANPR monitoring in Green Farm Lane is currently in progress.

66. Road condition/highways issues and hazards:

- Water issuing on Tanyard Hill – water flow continues. A further reminder has been sent to KCC.
- Queens Farm Road – drainage repair scheduled for 10th November by Southern Water – this work is only being undertaken on a Sunday meaning Queens Farm Road remains unobstructed. There appears to be a leak near Queens Farm Barns as well as blocked drains/ditches near Apex.
- Road closures without notice:
  - Tanyard Hill with traffic lights
  - Forge Lane manhole repair

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

- The Ridgeway near the Recreation Ground – a resident from Pondfield Close has raised concerns regarding a vehicle regularly parking on the yellow lines and causing restricted view when driving. Mrs Lindley will advise GBC Parking Enforcement to request visits.
- Mrs Lindley reported that the white dashed edge of roadway lines have been re-instated outside the Village Hall.

68. KCC Highways – Highways Improvement plan and other feedback

- Highways Improvement Plan review/update – Mr Lane has circulated his review of the document and has asked all members to review the document themselves and circulate any comments.
- Next Joint Transport Board meeting 27th November – Mr Lane has submitted a written question to JTB regarding Shorne Crossroads.

External Consultations:

69. Open Consultations:

- None presently of note.

70. Closed consultations/for information:

- None presently of note.

Any other business:

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

- Mr Lane – the Government Consultation on Remote Attendance at Local Authority Meetings and Proxy Voting is currently active. Individuals are encouraged to provide their response but one will also be sent on behalf of Shorne Parish Council as an organisation.
- Mr Bugg noted that he had had problems with IT access. Mr Rochard-Pullen also raised about possible remote IT access to meetings.
- Mrs Williams mentioned the large pothole on Thong Lane, this will be reported again.
- Mrs Clifton raised about problems with a tree on Shorne Common Rough, and poor quality mowing at Crabbles Bottom with respect to clearing brambles. There were two areas of fence needing repairs.
- Mr Theobald reported that weed growth in the central reservation at Shorne Crossroads obstructs sightlines, he will report this to KCC.

72. 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 23rd January 2025.

There being no further business, the meeting closed at 8.40.

Signed Mrs Lindley :…….. Dated:……..

PLANNING APPLICATION representations submitted from 25/9/2024 to 11/11/2024:

Ref	Address	Description	SPC Submission
20240738 Permitted	30 Fairfields Gravesend Kent DA12 4QG	Erection of first floor side extension to convert garage into a habitable room with 2 bedrooms at first floor level, with minor internal alterations.	The Parish Council has no objection in principle to this proposal. The house currently has 4 bedrooms and will gain an additional bedroom numerically upstairs as well as a study area on the landing. The first-floor extension brings the property close to that neighbouring at first floor level however No.39 does not have any side windows to be affected. The design is in keeping with the existing and neighbouring dwellings. It is a concern that available parking space is being reduced from 3 to 2, by loss of the garage, at the same time that the house is being enlarged. There is very little on-road parking in the area should there be more than 2 vehicles associated with the property.
20240570 Refused	11 Court Lodge Shorne Gravesend Kent DA12 3EQ	Demolition of the current detached garage, replace with a double storey side extension, a single storey side extension with updated cladding and windows.	The Parish Council has to OBJECT to this application, for reasons as follow: Out of character: Court Lodge is a long cul-de-sac of similar, traditionally designed houses. These are large and well-separated, and have pitched tiled roofs. While extending the property is accepted in principle, the proposal introduces a starkly contrasting extension, in place of the existing garage, without trying to match or blend with the design of existing and nearby properties. The proposed changes to windows and cladding will alter the appearance of the house without being due to necessity. The application refers to updating cladding but we are uncertain that there is any presently, only traditional hung tiles as usual in the area. Adverse impact on the street scene: The uncompromising modern design of the proposed extension, and high flat roof (much higher than the existing eaves), together with the property being located on higher ground at the end of the cul-de-sac, will be visually intrusive in the area and have a significant adverse effect on the street scene. There will be a considerable increase in bulk. Other points: A first-floor window is noted on the east (left) side elevation, this would not normally be permitted. It overlooks the private amenity area of the neighbouring property. Solar panels are noted on the flat roof, these should not be visible from the roadway. Structures shown on the rear main roof are assumed to also be solar panels. No staircase is shown to the loft, a hatch and ladder access is assumed to non-habitable use.

20231313 Pending	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.	A Parish Council representative previously attended a webinar about this project. While understanding and accepting the need for this work, the Parish Council has some concerns about the secondary effects of the proposals: Increase in traffic on A226: There will be an increase in traffic due to the works. The A226 is increasingly busy and this is contributing to adverse safety issues at Shorne Crossroads where pedestrians and vehicles need to cross (and turn across) the stream of traffic. The additional project traffic will exacerbate this situation. Abnormal loads: The project will require the widest and heaviest loads ever seen in the area to use a variety of local roads. We have concerns about whether these roads are structurally able to support such loadings. In particular, at Gads Hill Higham where the Dickens tunnel runs under the A226 roadway, and at Mark Lane/the Canal towpath (please also see below). Potential damage to the Canal towpath, and bank/walls: Mark Lane runs along the first part of the Canal bank heading east from Gravesend. It is in poor condition with many linear cracks, which we understand indicate deficient underlying structure. This is to be expected as it was not constructed as a road normally would be but runs along the former northside canal bank and towpath dating from the early 1800's. It is narrow with soft verges, and it was never envisaged that vast weights would traverse it. We therefore have significant concerns that damage will result from such use, and request that full repair and remediation must be included as a Condition, in the event of any damage occurring to the Canal walls and bank as well as to the towpath itself. Thames and Medway Canal Association (TMCA): The TMCA maintain the Canal and should be consulted on the proposals. They will require maintenance access. Closure of Footpath NG2 and Sustrans cycle route 1: The Canal towpath is a footpath and National cycle route, it has an all-weather type surface. We are very concerned about the proposed closure of these for the long duration of the works, so causing severance, and request that the need for full closure should be reviewed - e.g. could it be only closed during peak construction activity or remain open at weekends/bank holidays when recreational use is greatest. Diversion routes for Footpath NG2 and Sustrans cycle route 1: The suggested footpath diversion route is to use NG1/Saxon Shore Way to the north, however this becomes extremely muddy and rutted in winter and poor weather, as well as being much longer, so it is

			not an equivalent or always a viable route. The suggested cycling diversion is also longer, being to use either Lower Higham Road or the A226. Both of these are extremely busy with traffic of all kinds and pose much greater hazards than the official cycle route. Commercial traffic on the narrow winding lanes, and blind corners and the blind summit on the Lower Higham Road are particularly hazardous. The alternative routes would certainly result in "fear and intimidation" for cyclists. Solving hazard creation for the project will create many others. We disagree with some of the impact assessments, the impacts being greater than suggested. Post-project repair and remediation: Full remediation of all temporary construction areas, and repair of all damage caused by the project must be required by Condition.
20240807 Prior Approval Not Required	Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN	Prior approval application for a single storey rear extension with a depth of 8.00 metres, maximum height of 3 metres and eaves height of 2.90 metres.	The Parish Council notes that the same plans are submitted as under application ref 20240585 which was recently refused a lawful development certificate. Accordingly, we submit the same comments as previously submitted for ref 20240585: The application is for an 8m deep, square profiled, flat roofed single storey extension behind the rear wall position of the original building. As such, it might conform to present permitted development. However, the proposal will further increase the floor area and is in combination with other previously permitted rear extensions: 1) This property has been subject to a considerable number of planning applications, and we consider that the main house and the overall property are being over-developed. 2) The Parish Council has on several occasions previously requested that permitted development rights for the whole site should be withdrawn, and it is disappointing that these requests were not actioned by GBC. 3) The floor area of the original dwelling appears to have been only about 100sqm, and the house has already been extended very considerably beyond the one-third rule. 4) Other built forms have also been constructed on the property (pool house, stables, residential accommodation over garage without planning permission, barn/office building with retrospective planning permission), the area of all of which should also be taken into account.

20240954 Approval of details	Meadow Cottage Bowesden Lane Shorne Gravesend Kent DA12 3LA	Application for approval of condition 5 and 6 attached to planning permission reference number 20210147 relating to a scheme detailing the proposed soft landscaping and the visibility splay(s) shall be cleared of all obstructions within 2.4m of the carriageway and not exceed 0.85m above the level of the adjoining highway.	*Reviewed, assessed no comments needed*