SHORNE PARISH COUNCIL

Minutes of the Parish Planning & Highways Committee Meeting held on Thursday 13th March 2025 at Shorne Village Hall

PRESENT Mrs S Lindley (Chairman)
Mr R Theobald
Mr R Lane
Ms P Clifton
Mr C Rea
Mrs D Salmon (Parish Clerk)

APOLOGIES Mr J Bugg
Mrs L Williams
Mr T Rochard-Pullen
Mr R Hardy

Not in attendance: None

In attendance: None

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

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

93. Any Matters Arising from Minutes not covered in the Agenda:
Item 76: Mr Lane wrote to Mrs Tadhunter, Green Farm Lane with full responses/comments on the questions that she had raised.

Planning:

94. 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:
A relatively quiet few weeks. Confirmed as a true representation.

95. Planning Applications of note and GBC decisions:

- 20250110 Land South of Pear Tree Lane (caravans) – Representations from the Parish Council had been drafted, based on initial comments on the Application, and circulated all members for review. Members discussed and agreed with the draft representations.
- Since circulating the agenda the following applications have been received and circulated to members for comment:
  - 20250193 The Old Police House, Tanyard Hill – retrospective as different build to approved plans
  - 20250221 Cheynes Farm Barns, Thong Lane – design change to roof pitch and exterior cladding
  - 20250146 21 Burdett Avenue – garage demolition, replacement with single-storey side extension

- 20241064 Malthouse, Malthouse Lane – new windows proposed but not a heritage design or colour
- 20250198 1 Genesta Glade - changed position of front door

96. Any GBC enforcements updates/new items:

- Land south of A226 – hedge and boundary removal – response received from GBC Enforcement, but saying no action to be taken. Members discussed and agreed that this is an inadequate response. Mrs Lindley is to respond to GBC asking for a further review.
- 20241013 135 Astra Drive – retrospective planning permission for extension and altered garage – GBC are apparently taking enforcement action as an Appeal has been submitted.

97. Planning Appeals:

- See Table (previously circulated), No change to the table noted in minutes of the meeting held on Thursday 23rd January, same three still in progress.
- 20241013 – 135 Astra Drive – see above, Appeal lodged against Enforcement action.

98. Major Plans etc affecting the Parish:

- Lower Thames Crossing Development:
  - Since the agenda was circulated, a meeting date between Shorne Parish Council and some of the Skanska LTC Contractors has been agreed. Meeting to be held on 8th April.
  - The Department for Transport made asked for comments on private financing proposals by 13th March. Mrs Lindley has reviewed the documents but concluded that these are high-level matters probably above Parish Council level to make comments. Members agreed. The different funding methods affect how long tolls are in place and who gets the revenue, and charging of VAT. The estimated cost is now between £9.2-£10.2bn, with news items reporting that £1.2bn has already been spent.
- Proposed reduction in protection of villages in the Green Belt from the new NPPF guidance – link previously circulated to members.

99. Outside Parish but with impact:

- The "Northfleet Harbourside" football ground area redevelopment permitted by GBC has been called in by the Deputy Prime Minister. An Inquiry is to be held on 20th May. The reason for the inquiry is not currently clear.

Highways:

100. Accident Reports:

- No new accidents reported to the Parish Council.
- Data from 2023 is now available on Crashmap. The only accidents showing are on main roads such as the A226. www.crashmap.co.uk

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

- Mr Lane previously circulated the SID data for 11th January to 8th March to members. The data continues to reflect the improvement in driver behaviour since the SID was first introduced. The SID has now been rotated to monitor traffic heading eastbound towards Higham.
- No Speedwatch sessions have been held due to weather conditions.
- Mr Lane reported that since the previous meeting on 23rd January, 20 Lorry Watch Notices have been sent to offenders, 19 of which were in Green Farm Lane. A

number of other offenders have been observed in Green Farm Lane but it has not been possible to identify them. Several offenders have claimed to misunderstand the meaning of "except for access", believing that allows them to drive through the restricted area. Mrs Lindley suggested the higher numbers recently may be due to the current closure of School Lane, Higham (north of the Post Office).

102. Road condition/highways issues and hazards:

- Water issuing on Tanyard Hill – The water flow continues. An update on the recent drain clearance works has been requested.
- Pothole on Tanyard Hill in the same area as the above water issuing. A temporary fill has been undertaken but not of a good standard.
- There seems to be an increase in short notice road closures by utility companies, apparently it is easier for them to claim emergency need than to plan ahead..
- Mr Theobald reported to members that he used the online reporting tool for some potholes in Warren View and Swillers Lane and they have already been fixed.

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

- No new matters reported.
- Further details have been received from the Pondfield Close resident about problem times of parking on restrictions. Information has been passed to GBC enforcement who will visit the area at the times stated.

104. KCC Highways – Highways Improvement plan and other feedback

- Highways Improvement Plan – Meeting held with KCC representatives on 5th March. The Highways Improvement Plan had been updated but KCC had added an item that was only related to a one-off incident, while there were previously included items that still needed attention.
- Shorne Crossroads:
  - Increased signage has been installed warning of pedestrians crossing
  - The Faulty Vehicle Activated Sign (VAS) has been removed
  - The Consultants report on Shorne Crossroads is still awaited but a bid has been submitted by KCC for funding through a competitive bidding process. In order to attract funding from various pots, the proposal looks at wider issues nearby on the A226 than just our primary concern specifically at the Crossroads. It was said that the proposal submitted would cost £850,000 and that to install traffic lights would cost more at £1.6million in total.
- Joint Transport Board meeting was held on 27th February. No attendance from Shorne Parish Council due to clash with Parish Council Meeting. Next meeting scheduled for 28th May. From the Minutes:
  - Shorne Crossroads remained on the agenda
  - Sole Street raised the issue of KCC's removal of their VAS (vehicle activated sign) device. It was suggested that they could have/buy a simple speed indicator device – this has not so far been suggested for Shorne but we will raise that with KCC at the next opportunity.
  - Higham raised the issue of HGVs using the incorrect routes. This is also obviously an issue for Shorne so the response is to be monitored.

External Consultations:

105. Open Consultations:

- On-street electric vehicle charging – Shorne Country Park has been suggested as a potentially suitable location.

https://letstalk.kent.gov.uk/on-street-ev

- Bluebell Hill redesign (as previously) open until 17th March
www.kent.gov.uk/a229bluebellhill

106. Closed consultations/for information:
None relevant.

Any other business:

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

- Mrs Lindley has received correspondence from a resident in Burdett Avenue raising concerns about further development in Coutts Avenue. Response sent by Mrs Lindley.
- Shornemead Crossing – parts of the bridge staircases were installed the weekend of 1st/2nd March but the contractors had alignment issues with adding the rest of the stairs and the bridge span. Proposed completion date is now the end of June, subject to railway closures being in place.
- Muggins Lane route since bulldozing – Mr Theobald commented that the line of the footpath is poorly marked, he will report that to KCC.
- Mr Rea contacted the Rural Police Officer to express his dissatisfaction on receipt of the most recent Kent Police Parish Report for Shorne and Higham. The information in the report regarding nuisance bikes and subsequent damage was incorrect saying that no tracks had been found on the field.
- Mr Rea had circulated information to Council members in advance of the meeting with details of his recent site visit at Crabbles Bottom with an expert regarding coppicing required. It was suggested that the Country Park might also be able to help.
- Ms Clifton reported that the planting previously discussed taking place at Crabbles Bottom is nearly complete. The pruning will begin week commencing 17th March. Ms Clifton is still awaiting receipt of the tree plan showing the locations of the apples varieties that will be available for parishioners to enjoy. Ms Clifton will forward the tree plan to Council members upon receipt.
- Mr Lane confirmed that he had circulated an email regarding the potential transfer of land ownership as discussed at the Full Council meeting on 27th February. Mr Lane asked members to review the information and return any comments to him via email.
- In her absence, Mrs Williams had asked the Clerk to inform members that she has researched the CCTV camera previously discussed, and is currently testing one at her own property, purchased by herself. She would like to offer the Council use of her 2nd camera which has not yet been set up as a test at the TH Brown location before the Council discuss approval of a purchase. Mr Lane is to review the land ownership of the suitable location for the camera.

108. 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 22nd May 2025.

There being no further business, the meeting closed at 8:49pm.

Signed Mrs Lindley :…….. Dated:……..

PLANNING APPLICATION representations submitted from 17/1/25 to 8/3/25:

Ref	Address	Description	SPC Submission
20250038 Revised drawings	Clinton House Pondfield Lane Shorne Gravesend Kent DA12 3LD	Demolition of existing garage and erection of a double garage. Removal of front facing dormer and chimney. Erection of a part single, part two storey side extension, two storey front and rear extensions with addition of a balcony to the rear. Alteration to roof pitch and height, fenestration, hard and soft landscaping.	The Parish Council has no objection in principle to this application. The property is a large plot which lies in the Green Belt and the Kent Downs National Landscape Area. The existing house is relatively small and fairly centrally located on the plot. The proposed extensions do not appear excessive. There are first-floor windows on the side elevations but these are distant from the nearest neighbouring property. Similarly, there is floor to ceiling height glazing proposed in the main bedroom at the rear of the house but this opens onto a balcony with solid side walls so would also seem to be acceptable.
20250108 Revised proposal	Hartshill Bungalow Thong Lane Gravesend Kent DA12 4AD	Demolition of residential dwelling.	The Parish Council has no objection in principle to this application, although it is perhaps premature. The planning history is noted. If the property is as problematic structurally as has been stated, has a structural survey been undertaken? The formal report should be submitted with the application. The damp problems mentioned may be caused/exacerbated by lack of use. The property was originally an agricultural worker dwelling that was changed to residential use. Any replacement dwelling or other future structures on the site should require planning permission.
20250122 Permitted	Broadwood House Pondfield Lane Shorne Gravesend Kent DA12 3LD	Demolition of rear conservatory. Erection of single storey rear/side extension with roof lanterns and first floor bedroom extension with juliet balcony.	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 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. This application is a re-application of ref 20240478, which was refused permission, although the Parish Council had no objection in principle but was concerned about the proposed size. Subsequently, applications ref 20240920 (Lawful Development Certificate for the demolition of the existing conservatory and erection of a single storey rear extension), 20240921 (Demolition of first floor balcony store cupboard, removal of balcony railings and replacement of french door with windows.

			Erection of a single storey side extension) and 20240934 (Lawful Development Certificate for the erection of a garden building) were all approved. The Parish Council did not object to any of these. It would appear that the applicant may at this time be attempting to use the previous permissions as a means of circumventing planning restrictions and forcing permission for acceptance of their original/current proposal. As before, the Parish Council has no objection in principle to this proposal but has concerns about the size. 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. We note that the previously proposed green sedum flat roof has been omitted and two roof lanterns added. As the presently submitted plans are nearly identical to those previously submitted under ref 20240478, this present application should also be refused, for the same reasons. If however GBC is minded to permit this application, we note reference is made to the footings of the previously permitted garden room. Any footings already installed should be completely removed. Permitted development rights should be withdrawn, as is standard practice when there is a very great increase in floor area.