SHORNE PARISH COUNCIL

Minutes of the Parish Planning & Highways Committee Meeting held on Thursday 10th July 2025 at Shorne Village Hall

Meeting commenced at 7.34pm due to delay in accessing the Committee Room.

PRESENT Mrs S Lindley (Chairman)
Mr J Bugg
Mr R Lane
Mr R Theobald
Ms P Clifton
Mr C Rea
Mr R Hardy
Mr T Rochard-Pullen (Clerk for the meeting)

APOLOGIES Mrs L Williams
Mrs D Salmon (Parish Clerk)

Not in attendance: None

In attendance: J Tadhunter – Green Farm Lane – left at 7.41pm
N & T Freeman – Green Farm Lane – left at 7.41pm

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

20. Minutes of previous meeting held on Thursday 22nd May 2025:
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.

Due to Parishioners in attendance, Members agreed to bring forward item 19 of the Agenda:

22. Matters raised by attending Parishioners (at discretion of the Chairman):

Mrs Lindley welcomed the public in attendance. Shorne Parish Council had not been advised in advance of any items to be included on the agenda for discussion. Mrs Lindley asked members for approval to suspend the meeting in accordance with the Standing Orders of Shorne Parish Council. Members approved.

Meeting suspended 7.37pm.

Items raised:

- Concerns over planning application submitted for 3 Coutts Avenue
- Water leak in Green Farm Lane and possible connection to incorrect water meter covers being in place for the weight loading required.
- Concerns over possible development of arable land plot fronting Gravesend Road and nearby to Green Farm Lane which is currently for sale.

Meeting was reconvened at 7.41pm.

Parishioners left the meeting at 7.41pm.

Planning:

23. 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. Very long due to some complex cases included.

24. Planning Applications of note and GBC decisions:

- Many applications are still awaiting decision.
- 20250110 Land South of Pear Tree Lane – Approved by GBC at the Planning Committee on 11th June. Decision Notice not yet published. Mrs Lindley noted that the published minutes of the meeting are short and do not include proposed Conditions and other matters that were discussed.
- 20250225 Furzy Lea, Bowesden Lane – Approved by GBC.
- 20250346 Land at Bowesden Lane – Application for large static home – see Planning Appeals (item 26 below). Appeal for non-determination submitted. It is not currently clear why the application is non-determined and it remains the view of the Parish Council that it is not lawful development.

25. Any GBC enforcements updates/new items:

- Unaware of any action.

26. Planning Appeals:

- See Table of Active Planning Appeals (previously circulated)
- 20250346 Land at Bowesden Lane – Appeal for non-determination submitted.

Reference	Address	Status
20250346 2025/032/NONDET	Land at Bowesden Lane DA12 3LA	**In Progress** – Informal hearing about Non-determination
2025/019/REF	Unit 23 Apex Business Park Queens Farm Road	Appeal against refusal - **In Progress**, final representations were submitted 22nd May
20241013 2025/013/ENF	135 Astra Drive DA12 4QF	Appeal against enforcement action - **In Progress**
20241013 2025/002/REF	135 Astra Drive DA12 4QF	Appeal against refusal – **In Progress**

27. Major Plans etc affecting the Parish:

- Lower Thames Crossing Development:
  - Information update event held recently at Cascades on Weds 25th June. There is no new information to report. Mrs Lindley reiterated the previous concerns from the Parish Council regarding being consulted on the detailed development proposals.
  - Re-routing of the gas pipeline could take place as early as Autumn 2025. The current crop is to be the last one, the land will then no longer be farmland.
  - Copies of correspondence received, between National Highways and the Golf Club/Harlex, regarding proposals for Park Pale.

28. Outside Parish but with impact:

- Medway draft Local Plan – see Consultations.
- Northfleet Harbourside – Planning Inquiry in progress. SPC had previously expressed concern regarding the possible increase in vehicles parking and overall use of Ebbsfleet Station, which is used regularly by residents of Shorne.

Highways:

29. Accident Reports:

- No new reports received.

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

- **Speedwatch** - Session held on 25th June on Thong Lane, Northbound. Ms Clifton has circulated the results to members. There were a total of six 1st observations with speeds up to 37mph. The next session is scheduled for 11th July to coincide with the National Speedwatch Day of Action
- **SID** - No new information to report
- **Lorrywatch** - Mrs Lindley thanked Mr Lane for his continued hard work over the lorrywatch scheme. Mr Lane advised that there have been fewer issues since his last report, resulting in less letters being sent.

31. Road condition/highways issues and hazards:

- **Water issuing on Tanyard Hill** – further works have been undertaken and there is currently no water problem. No further information has been received from Southern Water regarding what was found and what works were actually done. Southern Water initially claimed no leak was found however the water subsequently started instead issuing from a location further downhill. The water ceased to flow after their second visit but it is noted that the weather has been extremely dry since then. Shorne Parish Council will continue to monitor the situation.
- **Drain on Forge Lane by Smiths Farm** – Last year this issue was reported to KCC who declined to take action as it did not meet their intervention criteria. Correspondence has been received by the Parish Council from a resident advising that the problem has been reported again to KCC. The Parish Council noted that there are several reports submitted to the KCC website.
- **Green Farm Lane** – Mrs Lindley has received correspondence from a resident of Green Farm Lane expressing concerns over the road surface condition. Resident has been advised to report to KCC Highways.

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

- No new reports received.
- A resident who previously reported concerns about parking on the double yellow lines from Pondfield Lane to The Ridgeway by the Recreation Ground advises that this is still an issue. This has previously been reported to Gravesham Borough Council Parking Enforcement Team. The Parish Council is not itself able to take any action on this matter.

33. KCC Highways – Highways Improvement plan and other feedback

- **Shorne Crossroads** – No further update since the previous Planning & Highways Committee meeting. The Consultant's report has been received by KCC but they have not yet shared the report with the Parish Council. Mrs Lindley and Mr Lane to chase KCC. The Parish Council are aware that some funding has been allocated, but the overall proposals are not known at this time. Mr

Theobald had reported to KCC about the tall weeds/vegetation in the central reservations that obscure views of approaching traffic but no action has yet been taken.

- **Manor Field** – dropped kerbs – the design has been received but the dropped areas are located some distance from The Street. This might lead to a requirement for double-yellow lines to protect them from parking.
- **Hayes Terrace** – Renewed correspondence had been received from residents as incidents continue, the negative response from KCC was communicated to them. The Parish Council will continue to raise the problems with KCC.
- **Joint Transport Board** – The last meeting was held on 28th May 2025. No members of Shorne Parish Council attended, however, Mr Lane confirmed that Shorne Crossroads remained on the agenda. The next meeting is scheduled for 27th August 2025.

External Consultations:

34. Open Consultations:

- Government Reform of Planning Committees, opened 28/5/25 for 8 weeks:

https://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation/reform-of-planning-committees-technical-consultation?fbclid=IwY2xjawLWHZBleHRuA2FlbQIxMQBicmlkETBrZWFZME1FTGtUMDdUUTFJAR49a_BWdYDemteGXeaRKNg-1ZRfTjv39eqPhS93C685uoaIxb__f_RIfXpfWw_aem_bIddsI6PMf3agYNAu8RULg

- Medway Councill Local Plan, Regulation 19 consultation – closes Monday 11 August 2025.

https://www.medway.gov.uk/info/200542/medway_local_plan_2041/2006/medway_local_plan_regulation_19_consultation

35. Closed consultations/for information:

None relevant.

Any other business:

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

- **Mrs Lindley** – A Freedom of Information request has been received from a business owner at Apex Business Park. The owner is concerned about traffic volumes to/from the site, and issues internally within the Business Park. Response made by Clerk within legal timescale. In addition, Mrs Lindley and Mr Lane have offered to meet with the owner on site. Mrs Lindley notes that KCC previously approved the licences for the waste transfer station but are now denying responsibility for the implementation of the controls of the licence.
- **Mr Theobald** – Confirmation that the bridge structure installation works at Shornemead Crossing are now complete but the bridge is not yet open to the public
- **Mr Rea** – A number of residents in Wickham Close/Gabiel Gardens, Shorne West previously adopted areas of the amenity land with a run of trees between their gardens and the farmland. This was with agreement of Gravesham Borough Council who at that time agreed a price with the residents for the purchase at a later date. Residents are now concerned with the lack of response from GBC regarding the purchase and are seeking advice from the Parish Council. This is not a Parish Council issue however if residents have been occupying and tending land for a significant number of years then they may be able to apply to Land Registry to claim ownership by adverse possession.

- **Ms Clifton** reported on behalf of the Footpaths, Land & Properties Committee:
    - Gravesham Borough Council have now installed a bollard on Shorne Common Rough however there are concerns regarding the width of the gap required for access by the mowers of the GBC contractors to maintain the site. Ms Clifton has raised the issue with James Young at GBC and is awaiting a response
    - Olly Cowburn from KCC attended Malthouse Lane/Crown Lane on 9th July and confirms that foliage has been cut back. This was not undertaken by KCC, possibly a resident. KCC will attend the site anyway and cut back further
    - A quote has been requested from a different contractor for the cutting of the pathways and meadow at Crabbles Bottom
    - The livestock fencing had a small missing section which has been rectified by the contractor ready for the sheep to be housed and grazed starting on the weekend of 12th/13th July
    - Works required have been instructed for the failed tree at Shorne Common.

Date of next meeting. The next meeting of the Planning & Highways Committee will be held at 19.30 on Thursday 11th September 2025.

There being no further business, the meeting closed at 8.36 pm.

Signed Mrs Lindley :…….. Dated:……..

PLANNING APPLICATION representations submitted from 19/5/25 to 5/7/25:

Ref	Address	Description	SPC Submission
20250441	Inis Coilite Tanyard Hill Shorne Gravesend Kent DA12 3EN	Demolition of existing rear conservatory. Erection of single storey rear extension and two storey side extension with rear balcony and rooflights. Change of catside and dormer roof to a front gable. Conversion of the loft space with dormers to rear roof slope. Fenestration alterations to windows and doors.	The Parish Council has no objection in principle to this proposal but has concerns about the visual impact of some elements of the proposed design. The existing property is a "Billings" detached house, the last and highest in the row on the east side of Tanyard Hill. The plot is larger than usual with the existing house located to its north (downhill) side. These houses have cats-slide roof areas as a standard and uniform design feature. <u>First-floor front extension</u>: • We are unhappy with this element of the proposal, which greatly changes the appearance of the house without adding much to the utility of a secondary bedroom. • The proposed change will have adverse visual impact to the street scene and the overall neighbourhood, increasing the impression of the increased bulk. • We consider that the cats-slide roof element should be retained. <u>Rear dormers</u>: • The plans show these as being too tall as they are not subsidiary to the existing roof ridge. The height of these should be reduced. <u>Parking</u>: • The proposal increases the number of bedrooms from 3 to 4 but there should be enough parking are on the site. There will not be any problems of overlooking or impacts on privacy of the neighbouring house. Due to the size of the proposed extension and small size of the remaining plot, permitted development rights should be withdrawn.
20250450 Refused	Cape Cottage Manor Field Shorne Gravesend Kent DA12 3DX	Erection of a side/rear single storey extension with associated internal and external works.	The Parish Council has no objection in principle to this proposal but has concerns about the visual and physical impacts. The existing property is a single-storey bungalow, with a basement garage, that is set on ground that is much higher than Manor Field there being a very steep and tall grassed bank which is a feature of the south side of the cul-de-sac. A modest front extension was permitted in 1985 and there have been other changes made previously to the steps, and recently to the windows. <u>Visual appearance and dominance</u>: • Although not itself within the Shorne Village Conservation Area, this is immediately adjacent on two sides of the site, and the extended property would have visual impact to The Street. • The building already has a dominant appearance to Manor Field and this dominance, and its bulk, would be greatly increased. • The proposed light coloured wooden cladding would be very different to all neighbouring and nearby properties.

			• Materials to be used should instead match the existing and nearby properties, being red brick and/or white painted render. Stability of the existing bank: • The proposed extension will extend up to the very edge of the bank. • This causes concern about potential adverse impact on its stability resulting from the engineering works for the foundations. Due to the size of the extension and small size of the remaining plot, permitted development rights should be withdrawn.
20250537 Withdrawn	Merrievale Pear Tree Lane Shorne Gravesend Kent DA12 3JU	Erection of a two storey detached double garage.	The Parish Council has no objection in principle to this proposal, for a second garage which is close to the house and probably commensurate with its size, but has the following comments: • The property already has a link attached large double garage with ancillary accommodation over. • There are also 5 open air parking places. • This proposal makes 9 parking places in total, which exceeds normal needs for the number of bedrooms (4). • The proposed garage is larger than average. • The proposed building is in front of the building line of the property. • Conditions should be attached preventing the room over the proposed garage being used as living accommodation, or the entire building becoming a separate dwelling.
20250553 Certificate Granted	Woodside Pear Tree Lane Shorne Gravesend Kent DA12 3JT	Application for a Proposed Lawful Development Certificate; Erection of two single-storey side extensions and a detached single-storey outbuilding.	Linked application Ref 20250554 for an 8m deep rear extension is also noted. This is a repeat application further to Ref's 20250341, 20250342 and 20250343 which were withdrawn/refused previously. Accordingly, the Parish Council's comments are otherwise largely unchanged as follows. The Parish Council OBJECTS STRONGLY to this application. Side extensions: For the side extensions, due to the falling land levels, they are likely to be taller than permitted development limits at their rear, and will also require significant engineering work to be built so they may not be permitted development. The two side extensions together increase the width (and floor area) by 100%, well more than the locally set "one-third" rule for enlargement of buildings in the Green Belt. Outbuilding: Dimensions are not labelled on the plans, but the proposed outbuilding is at least the same size as the existing house and probably larger, so another 100% or more increase in built form on the site. It is now located further back on the site. It is shown as being only an office and gym (with no internal interconnection), with no detail given of other internal structure and proposed services to be provided. The building appears to be a residential annexe that is capable of being/becoming a separate dwelling. Due to the fall of the land, this building would also require considerable engineering works and would lead to the resultant eaves heights being greater than stated at the rear. Summation of proposed expansion in this application: Taking all the proposed extensions and outbuilding together, there will be a large increase in built form, which will have a significant adverse effect on openness

			of the Green Belt. Ground contours: Topographical plans showing existing ground contours and the relationship to these of the new side extensions and outbuilding need to be provided. Planting plans: We note that a large number of mature trees have been cleared on this site. Plans showing proposed plantings, including remaining hedges and trees, are needed. Exterior Lighting: An exterior lighting plan is also needed, giving details of all exterior lighting and how it is to be controlled. Engineering works: As significant engineering works will be required, the proposal may not be permitted/lawful development. Full planning application needed: As detailed above, a full planning application is required, which would also allow standard Conditions to be attached to the outbuilding.
20250554 Prior Approval Not Required	Woodside 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 4 metres and eaves height of 3.20 metres.	Linked application Ref 20250554 for side extensions and an outbuilding is also noted. This is a repeat application further to Ref's 20250341, 20250342 and 20250343 which were withdrawn/refused previously. Accordingly, the Parish Council's comments are otherwise largely unchanged as follows. The Parish Council OBJECTS STRONGLY to this application. Rear extension: The plans show that the previous "front" extension has been relocated to the rear which solves the issue of adverse visual impact from the roadway. At 8.00m deep however, the proposed extension is of greater depth than the existing house. On its own it increases the floor area of the house by about 150%, well more than the locally set "one-third" rule for enlargement of dwellings in the Green Belt. Together with the separately proposed side extensions and outbuilding, an increase in floor area of about 350% is being proposed, which is excessive. Construction would require significant engineering works, and due to falling land levels the rear of the extension would have a maximum height and eaves height greater than permissible without planning permission, which is therefore required. Summation of proposed expansion in this application: Taking all the proposed extensions and outbuilding together, there will be a large increase in built form, which will have a significant adverse effect on openness of the Green Belt. Ground contours: Topographical plans showing existing ground contours and the relationship to these of the proposed rear extension need to be provided. Planting plans: We note that a large number of mature trees have been cleared on this site. Plans showing proposed plantings, including remaining hedges and trees, are needed. Exterior Lighting: An exterior lighting plan is also needed, giving details of all exterior lighting and how it is to be controlled. Engineering works: As significant engineering works will be required, the proposal may not be permitted/lawful development. Full planning application needed: As detailed above, a full planning application is required, which would also

			allow standard Conditions to be attached as needed.
20250549	Ridgeway House , The Ridgeway, Shorne, Gravesend Kent DA12 3LW	Demolition of existing single storey rear projection and erection of a two storey rear extension and changes to fenestration.	The Parish Council has no objection to this proposal. The majority of the proposed changes are internal or at the rear and do not impact on the street scene. The proposed new window at the front (ground floor) is acceptable as it matches existing, this should be required by Condition. Bedrooms are being increased from 3 to 4 but on-site parking should be adequate.
20250566 Permitted	3 Coutts Avenue Shorne Gravesend Kent DA12 3HJ	Construction of single story rear infill extension, addition of pitched roof to existing rear extension with habitable room in roof space. Hip to gable roof extension with dormer extension to the front. Alterations to the front elevation with the repositioning of door and porch.	The Parish Council has no objection in principle to this proposal but has the following comments: The property is presently a detached bungalow, the first on the north side of Coutts Avenue. The plot is side adjacent on the west side to the gardens of 4 properties on Green Farm Lane, and the neighbouring property to the east is already a house. The attached garage has been converted to residential accommodation. The proposal squares off the ground floor and adds a second floor with hip to gable extension. It is unclear if the ridge height is being raised. The proposal increases the bulk of the property when viewed from the front/street, perhaps small barn hip ends could be considered to soften the appearance. The changes to the eaves line and porch at the front seem to result in an imbalanced appearance – the design of this aspect should be reviewed and improvements made. Assorted windows are proposed at first floor level: • Bathroom windows should only be openable above 2m height from the floor level and have permanently obscured glass. • Velux windows should have a sill height of at least 2m from the floor level. • The design includes a Juliet balcony, which could give rise to overlooking of private amenity areas of neighbouring dwellings. The number of bedrooms is unchanged so there is no additional parking impact from at present.