SHORNE PARISH COUNCIL

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

PRESENT Mrs S Lindley (Chairman)
Mr J Bugg
Mr R Lane
Mr R Theobald
Ms P Clifton
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 11th September 2025:
20250705 11 Ryecroft – application refused.
Minutes were approved as a true record.

57. Any Matters Arising from Minutes not covered in the Agenda:
Ms Clifton confirms item 53.4 11th September – tree overhanging Vigilant Way – is now resolved.

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.
Since circulation of the table, 20250924 10 Court Lodge – application refused.

59. Planning Applications of note and GBC decisions:

- Many still awaiting decision. Mrs Lindley reported GBC have indicated that Officers are very busy with the Ebbsfleet redevelopment Inquiry and the delayed Local Plan. However, this does not excuse the quality and quantity of planning decisions being adversely impacted.
- **20250110 Land South of Pear Tree Lane** – Planning Committee 24th September 2025. Mrs Lindley, Mr Lane and Mr Theobald attended the Committee meeting at Gravesham Borough Council. Some procedural errors appeared to have occurred, including possible incorrect wording in a report, and GBC did not take on board the representations from Shorne Parish Council.
  Notification has been received that drainage works are due to begin soon. A road closure notice is in place for Pear Tree Lane.
- **Apex Business Park - RS Skips** – KCC application to vary conditions – representations sent on behalf of Shorne Parish Council.

- This application was submitted following a visit and findings by Kent County Council Officers.
- GBC objected previously to the vehicle licensing increase, however, they stated 'NO OBJECTION' and did not submit comments on this planning application.
- Mr Theobald presented the before and after plans of this application to all members.
- Mr Lane and Mrs Lindley are still waiting for a date to be arranged by KCC for a joint site visit. Mr Lane will contact KCC again.
- Mr Theobald questioned if this should also be raised with the GBC Borough Councillors. They had been sent all the representations and correspondence.

60. <u>Any GBC enforcements updates/new items:</u>

- Unaware of any action.
- Green Farm Lane – 2 breaches that require planning permission have been reported to GBC:
  - 3 Robinsons Cottages - hardstanding has been created on the front part of the land to the side which is not residential.
  - TH Brown - hardstanding created on an adjacent field. An application for additional vehicle operational licenses had been applied for, but an aerial view shows that vehicles are already parked on a new area.

61. <u>Planning Appeals:</u>

- See Table of Active Planning Appeals (previously circulated, included below) – no new decisions.
- **20240454** Unit 23 Apex Business Park, Queens Farm Road – Appeal dismissed (a more recent planning application is also awaiting decision)
- **20250346** Land at Bowesden Lane – appeal for non-determination. Process changed to written reps
- **20250270** Starwood, Pear Tree Lane – reps sent reiterating previous comments

References	Address	Status
2025/037/REF PP-13795473 *In progress*	Starwood Pear Tree Lane Shorne Gravesend Kent DA12 3JU	Nature: Status: Appeal Lodged 7/8/25 Appeal Type: Appeal Against Refusal *Reps submitted 29/10/25*
20250346 2025/032/NONDET *In progress, Changed from hearing to written reps*	Land At Bowesden Lane Shorne Gravesend Kent DA12 3LA	Lodged 30/06/2025 In progress – Informal hearing about Non-determination *Reps submitted 12/8/25*
20240454 2025/019/REF *Dismissed 30/10/25*	Unit 23 Apex Business Park Queens Farm Road Shorne Gravesend Kent	Written reps submitted 21/5/25 (amended22/5/25)
20241013 2025/013/ENF *In progress*	135 Astra Drive Gravesend Kent DA12 4QF	Appeal against Enforcement action Lodged 20/2/25 *(no additional reps submitted)*
20241013 2025/002/REF *In progress*	135 Astra Drive Gravesend Kent DA12 4QF	Appeal Against Refusal Lodged 17/1/25 Fast Track Appeal *(SPC not allowed to comment)*

62. Major Plans etc affecting the Parish:

- Lower Thames Crossing Development:
  - Minor amendments consultation – a response was sent with additional comments regarding the footpath and bridleway design.
  - Thong Lane compound and works – Mrs Lindley and Mr Lane attended a site meeting on 11th November. This began with a presentation at the Marling Cross offices and then an official drive around the area including Michael Gardens. Mrs Lindley reported the following points from the site visit:
    1. LTC staff show a limited knowledge of the history of the area including the footpaths and impact on the local residents
    2. Additional compounds are to be expected over the next year with all the associated preparatory digging that is required
    3. LTC are to take over the Bayliss site in January and begin construction for the crossing point
    4. They have proposed monthly meetings be held between Shorne Parish Council and LTC starting in the New Year
    5. Lord Blunkett has been appointed the Skills Advisor Head. He attended the site with Rachel Reeves (Chancellor of the Exchequer) at the end of October.

63. Outside Parish but with impact:

- Nothing new to report regarding plans.

Highways:

64. Accident Reports:

- No new reports received.

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

- **Speedwatch** – No volunteer sessions have been held due to recovery from an operation of Ms Clifton. Police enforcement visited Tanyard Hill for an independent speed watch session. Members questioned if the time of day he visited was suitable.
- **SID** – Mr Lane has moved the SID from Tanyard Hill to Pear Tree Lane.
- **Lorrywatch** – no major issues to report.

66. Road condition/highways issues and hazards:

- **Water issuing on Tanyard Hill** – drainage works have been undertaken with new pipework being installed to the edge of the carriageway. This issue will continue to be monitored, especially as the winter weather arrives.
- **Drain on Forge Lane by Smiths Farm** – some works have been undertaken but the issue is not resolved.
- **Drainage on A226 opposite The Copperfield** – Mr Lane advised this area is still having issues.

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

- **Junction of Vigilant Way with Thong Lane** – Mrs Lindley has reported this to the relevant authorities. Mrs Williams reported that the issue has increased substantially since the closure of the golf club and its car park.
- **Shorne School sports day** – a response to Mr Theobald's letter of concern was received from the Headteacher of the school. The Headteacher acknowledged the issues raised and hopes to address them for the next school sports day or

large event. Clerk to diarise contacting the school to remind them at the beginning of the schools' summer term 2026.

- **St Katherine's Chapel** – the previous days and times of Mass have resumed at the Roman Catholic Chapel (Every Sunday morning and the 1st Saturday of each month). Reports of unsociable parking were received at the initial Mass but no further reports have been received, will be kept under review.
- **Swillers Lane** – Members discussed 2x abandoned cars on Swillers Lane. This was previously reported to GBC and action was taken, however further cars have been abandoned. Mr Theobald to again report to GBC.

68. KCC Highways – Highways Improvement plan and other feedback

- **Shorne Crossroads** – KCC are still being chased for a copy of the consultant's report.
- **Manor Field dropped kerbs** – Mr Lane attended a site meeting with KCC regarding the location of the kerbs. The Highways Improvement Plan has now been updated to reflect the works required.
- **Green Farm Lane** – KCC have approved the installation of 2x 'Pedestrians in the Road' signs and 2x 30mph roundels.
- **Joint Transport Board** – The last meeting was held on 27th August 2025 with Apex Business Park being a matter for discussion. Mrs Lindley provided information to Cllr Croxton and requested Shorne Parish Council reps be invited to any future site visits to Apex Business Park but no response received.

External Consultations:

69. Open Consultations:

No new reports**.**

70. Closed consultations/for information:

None relevant.

Any other business:

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

- **Mr Theobald** – The applications for the large developments in Meopham have now been submitted to GBC; A mobile home site applications in Whitepost Lane, Cobham was refused.
- **Ms Clifton for the Footpaths, Land & Properties Committee**:
  - Ms Clifton has contacted the appointed Arboriculturist to arrange his annual visit to Shorne in November. This year it is for Shorne Common Rough
  - Ms Clifton is to contact the contractor appointed to clear the land at the end of the Village Hall Car Park as the works required do not appear to have been undertaken
  - Ms Clifton has contacted the Tree Surgeon used previously at Crabbles Bottom for the required works to the damaged branches. A response is awaited.
  - Ms Clifton is still having issues making contact with the Small Works Contractor but will continue to chase.
- **Mr Rochard-Pullen** – confirmation that the tarmac step has now been completed at new Shornemead Railway Crossing footbridge so hopefully the opening is imminent.

- **Mrs Williams** – Reports of an accident involving a motorcycle today on Thong Lane. No further details at this time.

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 22nd January 2026.

There being no further business, the meeting closed at 8.34pm.

Signed Mrs Lindley :…….. Dated:……..