PLANNING APPLICATION representations submitted from 9/9/2025 to 10/11/2025:

Ref	Address	Description	SPC Submission
20250721 (Pending)	Nuralite Industrial Estate Canal Road Higham Rochester Kent ME3 7JA	Application for removal of condition 4 ,6,12 and variation of condition 7 attached to 20190290 - The proposal is for the systematic redevelopment of the existing Nuralite site. This includes the importation of inert materials to cap, and landscape the historic asbestos landfill, thus containing its contamination risk. To demolish the existing buildings of the Nuralite industrial estate, deal with existing contamination, both through capping and removal of areas of hydrocarbon pollution, the laying of new service and utility infrastructure and the construction of 11 new purpose built light industrial type units and a site office; to allow removal of passing places, temporary traffic controls, Archaeological works and implementation of a permanent TRO for all	The Nuralite site has its entrance and road access in Higham but the bulk of the actual site lies in Shorne. The Applicant wishes to remove Conditions concerning particularly the agreed Traffic routing and safety both during construction and during operation: Traffic Controls, Passing places, and one-way HGV routing. Also regarding archaeological recording. The Parish Council therefore OBJECTS to this application, for reasons as follow. General comments: The Parish Council examined the original application very carefully and submitted detailed representations. We will not revisit these generally as they are on record but would make the following general points: • Some of the proposals and assurances submitted by the original applicant appeared impractical and unlikely to be implementable in practice. • In granting permission, GBC accepted what the original applicant had undertaken to deliver but attached strong Conditions to ensure that various aspects were safeguarded. • These Conditions were not changed by the subsequent amendment under 20230885 to allow a wall to be built near the entrance. • The Conditions were essential clauses intended to as much as possible ensure the safety and amenity of local residents and other road users. • We unreservedly support the representations made by our Ward Councillors, the KCC Public Rights of Way Officer, and Sustrans. • The KCC Highways input is narrowly focused so lacking in understanding and consideration of the considerable negative impacts of the current proposals and the additional adverse safety implications that will result. This particularly relates to necessary facilitation of turning movements to and from the very and increasingly busy B2000. • It seems that local residents and local road users (including pedestrians and cyclists) are expected to make changes, including through very long route diversions, in order to accommodate and facilitate a poorly located commercial enterprise. We suggest, excepting if only refusal of permission is contemplated, that matters of such community importance should again be referred to the GBC Planning Committee for advice and decision. Specific comments: Condition 4 (to remove): Passing Places • It was obvious at the outset that this would be difficult to achieve. • The point is though that the creation of passing places would be a benefit to all local residents

		traffic.	and road users, increasing both safety and functionality. • If it is to be accepted that the passing places cannot be delivered, then more detailed evidence needs to be provided. • Together with the adverse effects of the variation of Condition 7 (TRO) below, the inability to meet this Condition could render the whole application void. Condition 7 (to vary): Traffic Regulation Order • The consequences of this variation for local residents and other road users would be highly adverse. We consider this revised proposal to be unacceptable. • The junctions with the B2000 are not shown on the plan, and there is no discussion of how all users turning and crossing movements would be made safely. • The only positive aspect is that the existing hazard (due to inadequate sightline) at the junction of Lower Rochester Road and Gore Green Road at the latter's western end for westbound traffic would be removed. • Together with the adverse effects of the removal of Condition 4 (Passing places) above, unacceptability of this Condition could render the whole application void. Condition 6 (to remove): Traffic Controls • While understanding the applicant's point raised, regardless it is essential that there should be local input into, and understanding of, exactly what is proposed and how it will function. Condition 12 (to remove): Archaeology • This point would be accepted given that Condition 15 is in place however the Condition is easily satisfied by a simple statement if no digging takes place, so it is unclear why it needs to be specifically removed. • The situation could change during construction works so it would be prudent to leave the Condition in place in case of need. • Investigation could take place wearing suitable protective clothing and other equipment.
20250843 (Previous Appeal dismissed) (Pending)	Unit 23 Apex Business Park Queens Farm Road Shorne Gravesend Kent DA12 3HU	Erection of a temporary structure for workshop/office to include installation of foundation slab.	This application follows Ref 20240454 which was refused by GBC and is the subject of an Appeal that is still in progress. *** It should be noted that the Parish Council disagrees with the Officer assessment in 20240454 regarding the height limit on this part of the site, and we have asked the Appeal Inspector to particularly review and address that aspect*** When Officers visited the site for the previous application, it was observed that the building, which had already been constructed, was not located where shown on the plans. This application shows the building as larger and located where it actually is, however the reasons for both objection and refusal remain unchanged. The applicant name is different from the previous application.

			The Parish Council has to OBJECT to this proposal which has a variety of adverse impacts and infringes what are considered to be the planning conditions for the Apex site. We make the same representations as previously, with some additions: The relevant planning references that we are aware of are 19970570 (site plans 1, 2 and 8) and 20000319 (especially Condition H). In our view, 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 applicant's Planning Statement confirms in points 3.1 to 3.3 (note incorrect numbering subsequently) that the site has only been used for open storage. We note in connection and as evidence that GBC themselves have previously taken enforcement action regarding eastern units which have infringed the height restriction conditions. The site is in the Green Belt and close to important Designated landscape areas, which are susceptible to noise and other pollution, which is not mentioned by the applicant. This proposal is for a very substantial "temporary" building in the presently numbered Unit 23 (originally Unit 20). The dimensions are greater than understood previously, there being a floor area of approximately 535 sqm in total, and a maximum height of 8m. This is larger than as shown on the proposed site plan. Contrary to the applicant's second point 3.3 in their Planning Statement, this site was previously vacant as can be seen from advertising materials, and on the Google Earth view in August 2022, so there has not been continuous usage. Aside from the overall existing Conditions and other matters as above, concerns are as follows: • A building of this height and colour (bright blue) on the raised ground area would have significant landscape impact. • Any exterior lighting would exacerbate this aspect. Any such external/security lighting should be time, duration and intensity controlled, 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. Details of what activities will be undertaken in the "workshop" have not been provided. • "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, and there are numerous structures/items visible on the latest aerial view. • Proposed usage should be clarified, whether only for storage or intended as a manufacturing facility, as the previously 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 vehicles and road users. It should be noted that the Shornemead Crossing footbridge has been installed recently, so pedestrian and cycling use of Queens Farm Road will shortly resume. • The site is not in a sustainable location so use relies almost entirely on vehicular access. • Working hours and vehicle movement routes should be restricted by Condition. • The nature of the business operations to be undertaken, and the operational use of the site is not detailed, such as whether customer vehicles will need to access the site. Should a permission be under serious consideration, we would request that the application should be referred to the GBC Planning Committee for advice and decision. In that circumstance strong Conditions based on the above information should be attached and any permission should be personal to the applicant and time limited.
20250180 Permitted	1 Gabriel Gardens Gravesend Kent DA12 4QD	Erection of a new two storey dwelling attached to existing dwelling with associated works. Erection of front porch and creation of vehicular crossover to existing dwelling.	This is a re-designed proposal following refused previous applications 20230459 and 20230957 and subsequently a dismissed Appeal. The property is an end-of-terrace house on a larger than average plot, which is narrower at the front than the back and is constrained by the garage and driveway belonging to another property. This application is different in that it proposes an additional 1.5 bedroom house as an in-line extension to the length of the terrace. The existing dwelling would become a mid-terrace. The Parish Council again has no objection in principle to this proposal (meaning to add an extra terraced house), subject to there not being any significant valid objection from neighbours, but still has significant concerns about the proposed design: •The proposed new dwelling would almost touch the side of the garage of No3, and along with the proposed shed would prevent maintenance access. •The proposed new dwelling would be narrower than the original houses but this should not appear too obvious. •There are discrepancies on the plans regarding the proposed porch and dividing line between No1 and the new dwelling – there is an offset which is not shown clearly on all the plans. •The off-setting of the front boundary between the existing and proposed dwelling, including the division of the porch, would be a very unusual situation. •The ridge line of the shared porch structure looks odd as it is offset (as is the division between the two) being in front of the original dwelling rather than equally shared and on the existing boundary line, as would normally be expected.

			•The frontage of No1 would become only 5.25m wide, which is inadequate to park 2 vehicles and maintain an access route to the front door between them. •A porch design similar to that at the neighbouring dwellings in the same terrace might be preferable. •The room sizes of the new dwelling are very small so it will be a cramped form of development.
20250853 Refused	Lenton Garth Racefield Close Shorne Gravesend Kent DA12 3EL	Demolition of existing dwelling and erection of a self-build detached 5 bedroom dwelling with detached garage forming garage, gym, workshop and store, erection of fence to boundary and associated landscaping.	The Parish Council has to OBJECT to this application due to its excessive size and height, and over-dominant appearance as detailed below. Overall, the proposal is inappropriate for the area. We have the following comments: • The site is an individual large plot within a more densely built-up area. The existing house is a good sized, 4-bedroomed, two-storey house that is an appropriate and compatible design for the wider area. It has a floor area of approximately 18m by 8.5m (153sqm) including the attached garage. • Enlargements were previously permitted under Ref 20230332. • The present proposal is a demolition and rebuild, to construct a 6-bedroomed dwelling with a much larger footprint (max 18m by 14m = 252sqm plus another 81sqm for the multi-purpose garage building = 333sqm in total, more than double the existing floor area). It would be three-storeys high, with a large amount of glazing (including on the side elevations although obscured glass) and increase in bulk. There would be a very dominant appearance (in part due to black brick and other detailing) to surrounding dwellings, all of which will feel overlooked. • No exterior lighting is shown – a lighting plan and details of the control mechanisms are needed. • Given the narrowness of the access to the site, and the close surrounding properties, the redevelopment will cause noise and dust nuisance to a large number of local residents, as well as potential traffic conflicts. These aspects may need to be Controlled by Conditions.
20250873 Permitted	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.	Application Ref 20250038 is noted, which had the same description and was permitted with revised plans. The Parish Council did not object to the previous application (based on the original plans). The Parish Council has no objection in principle to these updated proposals. The site is a large plot which lies in the Green Belt and the Kent Downs National Landscape Area. The existing house is relatively small compared to others in the immediate area, and fairly centrally located on the plot. The present proposal increases the floor area further from what had already been permitted (so may exceed the one-third rule) and makes some changes to the external appearance (also of the garage) such as timber cladding to the exterior of the entrance porch. These are acceptable as this is a relatively isolated property set back from the roadway of the cul-de-sac, and the proposals are otherwise compatible with nearby properties.

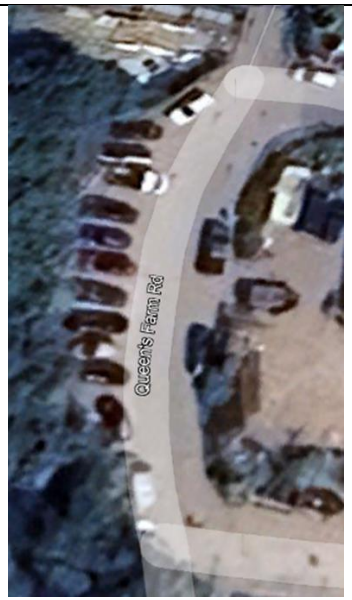
20250896 Approved	The Little Woodlands Woodlands Lane Shorne Gravesend Kent DA12 3HH	Application for a non-material amendment to planning permission reference number 20240866 to allow alterations to fenestration.	*Non-significant change at rear, additional comments not needed.*
20250924 Refused	10 Court Lodge Shorne Gravesend Kent DA12 3EQ	Demolition of existing garage and erection of a two storey side/rear extension and a single storey rear extension.	This application follows Ref 20250420, which was refused permission for process reasons, and the identical Ref 20250650 which was permitted. The present application is considerably different from those preceding. It further enlarges the house by adding a barely subsidiary two-storey side and rear extension on the western elevation, as well as the single-storey offset rear extension behind the garage (as previously permitted). The site is inside the village envelope, at the southern end of Court Lodge where the existing houses have fairly consistent traditional design. The existing house is 4-bedroom but relatively small for the size of the plot. One garage is being lost but there should be enough on-site parking remaining. While larger, the presently proposed scheme makes better use of the existing house. With a new 4th bedroom on the first floor of the extension, the house remains 4-bedroomed. According to the first-floor plans, the dormer of bedroom 1 appears to be being enlarged forward although that is not shown on the front elevation view and appears to be as existing so this needs to be clarified. The dormer of the new 4th bedroom is barely separated from the other existing/future central dormer and comes forward almost the same amount. The Parish Council has no objection in principle to this proposal but considers that the side extension and its dormer should show greater subsidiarity, which would reduce the mass of the proposal which otherwise impacts adversely on the amenity of the street. They should be set back further on the front elevation and for the roofline, as done previously at No.9 next door to the east, as these changes would reduce the bulk of what is proposed. The side extension includes a large storeroom with a garage-type door at the front, which is an unusual feature for a residential property. Conditions restricting business use may be needed. We note that the neighbouring property at No.11 has also had plans submitted for a two storey extension, on its east side adjacent to No.10. The site photographs show that trees and bushes have already been removed (the reason for this is not explained) and hardstanding extended at the rear. A planting plan may be appropriate showing planting of replacement trees and bushes to maintain biodiversity on the site, as well as a lighting plan for any exterior lighting. Due to the amount of the proposed increase in floor area, permitted development rights should be

			withdrawn.
20250930 Permitted	9 Gazelle Glade Gravesend Kent DA12 4PU	Demolition of existing side and rear conservatories. Erection of a single storey rear extension with roof window. Construction of dormer in one side of the roof slope and alterations to fenestration.	Application Ref 20250600 is noted, which was refused permission. The Parish Council did not object to that proposal but had concerns about remaining amenity space and privacy issues arising from the window of the previously proposed bedroom 3. The Parish Council again has no objection in principle to this proposal but has the following comments: The property is a detached chalet-bungalow, currently configured with two bedrooms, both on the first floor, with an existing rood dormer on the south roof slope. The present proposal is for a two-storey rear extension which will reduce the available private amenity garden space for the property. The extension shows subservience where visible by neighbours and from the street. The alterations will create 3 bedrooms on the first floor. Parking provision seems adequate for the increased size, the front garden having been paved for parking many years ago. An extended roof dormer is proposed now only at full length on the south side (where there is no neighbouring property) so the previous privacy concern has been addressed. The appearance of the proposed dormer is satisfactory with the bulk of the dormer roof subservient to the roof ridge, except on the new extension however such a non-subservient design has previously been permitted by GBC in the immediate area. A new roof window is proposed on the northern side, this should have a sill height at 2m or greater above the adjacent floor level.
20250964 Permitted	27 Coutts Avenue Shorne Gravesend Kent	Erection of an outbuilding to contain annex and tool shed.	The Parish Council has some concerns about this application. The property is one of a pair of small but 4-bedroomed (7-person), newly built houses on the north side of Coutts Avenue near to the far end of the road. The proposal is for a very large (11.3 by 6m plus 0.80m roof overhang = 77sqm), residential building and storage room at the far end of the garden. No justification of need is provided and the building, although called an annexe, is capable of being used as a separate residential dwelling. The proposed use of the “Tool Store” (16sqm internally) is not stated. A gap of 1m is left on two sides but the eastern side is immediately adjacent to the fence line of the neighbouring house, which would create difficulty for maintenance. With the site to become a 5-bedroomed, 9 person property there is concern about the adequacy of parking, as there are only 3 parking places on the site and street parking in Coutts Avenue is competitive and difficult. We note from aerial views that the neighbouring new property at No.25 constructed a similarly located but smaller structure, of unknown use, before the house at No.27 was completed. Several other properties in the area can be seen to have garden structures but these are smaller than what is proposed here.

			If this application is to be permitted we suggest that Conditions should be attached stating that the building is only an annexe to the main house and preventing use as a separate dwelling or for business use. The tool store area should not be habitable accommodation and not be joined up with the rest of the building.
20251001 Permitted	Communication Station Adj Inn On The Lake Watling Street Shorne Gravesend Kent DA12 3HB	Removal of 6 antennas for the proposed installation of 3 antennas, 1 GPS module and internal refreshments to 3 cabinets with ancillary development.	*Existing site, considered no input required. 5G network.*
20251008 (pending)	Apex Business Park Queens Farm Road Shorne Gravesend Kent DA12 3HU	KCC/GR/0048/2025 - Section 73 application to vary conditions 2 and 21 of planning permission GR/15/1192 to allow alterations to the site layout.	Shorne Parish Council has to OBJECT STRONGLY to this application, as we have to all previous applications, for the following reasons: Retrospective: It is noted that this application, as in many instances for this site previously, is retrospective. The applicants are aware that planning permission is required so it should not be the case that changes are made without planning permission and then only discovered through occasional routine inspections. Changes made to agreed site configuration and operations; Contamination: Aspects of the previously agreed site configuration, that were in place to protect workers and other nearby businesses and the wider environment, have been changed from what was agreed, in particular: • The extent/depth of the portal frame building has been reduced with part only netting instead so whereas waste was supposed to be tipped and manipulated under cover that is not what is happening. • During a Parish Council visit in July 2025 to another unit in Apex, effectively an unplanned witnessing of the RS Skips site, waste material was being manipulated by a grabber out in the open, so causing an unpleasant cloud of dust and other particulate matter to blow over and contaminate other

			units and people. • We consider the above to be poor practice and an unacceptable operational situation as well as being a serious infringement of site operating procedures including those on waste volume being processed. • The following Google Earth image dated 8th June 2025 clearly shows this situation and that the current layout does not in fact conform to the presently proposed (retrospective) plans.  Reduction of on-site parking; local parking nuisance; traffic volumes: The last previous permission included on-site parking for 17 staff vehicles and 6 HGV's. The proposal is for these to be greatly reduced and removed, however in reality more parking is needed. • Regarding staff parking, it has been reported to us that large numbers of vehicles belonging to RS Skips staff are now being routinely parked on Queens Farm Road outside the entrance to the overall Apex site. This has become a nuisance due to impeding movement of vehicles and preventing casual parking by others where this was previously, and ought to still be, possible. • Shornemead railway crossing has been closed to public use for some while but public access is soon to be restored via the new footbridge, so the need for the public to be able to access the area will soon resume. • This also means that there will again be conflicts of pedestrians, cyclists and other road users with RS Skips associated vehicles. • The aerial views below show only 4 well spaced out vehicles parked in Queens Farm Road in

			2015 compared to the congested situation seen in June 2025.  2015

			 June 2025 • Regarding on-site parking of RS Skips vehicles including HGV's, the proposed reduction of on-site parking is paradoxical because the area for skip storage is being greatly increased, and RS Skips recently applied for and was granted a vehicle operators license variation to allow for an increased number of vehicles, to become 25 permitted just at this site. • See publication 4395 on 12/12/2024, from the Office of the Traffic Commissioner (London and the South East of England), Ref: OK1072018 R. • Gravesham Borough Council submitted an objection to the application. • The daily number of vehicle movements both to and from the site is supposed to be restricted by Condition. Evidence provided by Higham PC is that these numbers are being exceeded. It is not acceptable to set a maximum number and allow it to be exceeded, or to retrospectively allow further increases. Poor road access; use of restricted roads: While RS Skips is not the only vehicle operator based at Apex and at Hoo Junction, it is by far the largest. The overall situation is that the road access to the site is very unsuitable and safety concerns are increasing, with frequent reports and complaints about vehicles incorrectly using restricted roads in the area in order to access the site. Accordance with Development plan for the area:

			The entirety of the Apex site is not in the local development plan as an Industrial Estate. It was never planned but just arose piecemeal post WW2. It is not a location that would be chosen if being planned prospectively due to the poor access by road and the proximity to designated SSSI land and the Ramsar site. Despite this, and ignoring the repeated objections made by local residents and Parish Councils, the site was retrospectively permitted by KCC, and KCC have subsequently permitted changes of use and expansion of the ranges and volumes of materials being processed on the site. At this time, there is general agreement locally that continuation of waste processing activities on the Apex site has now become untenable due to over-development and over-intensive use, and consequent traffic issues. What is actually and reasonably possible on such a small site, with such difficult road access, has now been well exceeded. Agreements and Planning Conditions do not seem to be effective. Summary: The Parish Council reiterates that it OBJECTS STRONGLY to this application and requests that KCC should not give yet another retrospective permission but refuse the application for the reasons given above and because all the Conditions previously attached are still highly relevant. Refusal would require the Applicant to find a more suitable location and premises for their business, perhaps where other units and workers nearby, and local residents, are not adversely impacted and where there is actually room for expansion.
20251016 Refused	National Gas South Of Shornemead Fort Queens Farm Road Shorne Gravesend Kent DA12 8HU	Application for determination pursuant to Part 16 Class A of the Town and Country Planning (General Permitted Development) Order 2015, as amended, as to whether prior approval is required for proposed telecommunications installation of Gravesend Multijunction GRSC Shorne DA12 3HU 1190M Duct 56, 6M Duct 54, 7 X JMF102, 2 X JBF 104, External Cable 1460.	The Parish Council has the following comments. It is assumed that the landowner (understood to be RSPB) has been asked for their approval/consent and also that of the North Kent Marshes Internal Drainage Board. The site lies within the North Kent Marshes SSSI and Ramsar Site, and RSPB reserve. The proposal is to run a cable duct along the western verge for the full length of Fort Road. Care should be taken to avoid contamination of water, and damaging any foundations of the road and the root systems of bushes/trees on the verge, plus any historic and essential structures such as the sentry points. Post-works restoration is assumed. The condition of the roadway is already poor in places so any ducts passing under the roadway should preferably (if suitable) be moled rather than being excavated. Fort Road is a footpath NS368 (south of the canal) and a footpath/bridleway NS318 heading north to the riverbank. It is therefore in public use so public needs and safety will need to be protected during the works. We note also that the area is subject to safety closures when the firing range is in use.

20251027 Permitted	31A Coutts Avenue Shorne Gravesend Kent DA12 3HJ	Erection of a two storey side extension with rear dormer and extension of existing dormer. Rebuilding of garage roof. Roof extension to front of property. Construction of two new dormers to front of property.	The Parish Council has no objection in principle to the proposal subject to there not being any valid and significant objections from neighbours. The property is presently a 3-bedroom house on a relatively small plot located on the turning circle at the far end of Coutts Avenue. The proposals will make it a 4-bedroom house and include loss of the garage at the rear as well as the side driveway access. Remaining on-site parking appears sufficient but a parking plan would be helpful to confirm this. The bathroom windows on the south side should have permanently obscured glazing and only be openable above 2m from the adjacent floor surface. The northern side extension goes nearly right up to the boundary which could make maintenance difficult.
20251030 Refused	2 Green Farm Cottages Lower Road Shorne Gravesend Kent DA12 3HT	Change of use of land to the keeping of horses, erection of a stable building and a hay barn and creation of sand-school	The Parish Council has no objection in principle to this proposal but additional information is needed. The proposal is for a livery stable, so an agricultural business/employment use in the Green Belt and rural area. There will be two very large buildings (12 horse stable with tack and washdown areas, and a feed barn), with a sand school and parking area, located east of existing farm buildings. As the new buildings are near to substantial existing ones, there should not be significant impact on nearby listed buildings although they will add to visual and landscape impact as a whole and particularly when viewed from lower ground. The proposed built forms almost entirely occupy the land defined within the red line boundary, with no blue line area shown on the block and location plans, so it is not clear whether there is other associated land that will be used as paddocks for exercise, and for grazing. With there not being any bridle paths in the area, there is also a question about what routes will be used for hacking/riding out from the stable as there would be safety concerns on and even crossing Lower Higham Road and Green Farm Lane due to conflicts with traffic. Further information is also needed about drainage, sewerage, staff and user/visitor facilities, manure storage and management, bin storage and exterior lighting. Other suggested Conditions: • The access route, to be only via Green Farm from Green Farm Lane, should be formalised. • Hours of operation should be defined. • Conditions are needed preventing residential use/conversion.