

**PLANNING APPLICATIONS SINCE 12<sup>th</sup> November 2020:**

Ref	Address	Description	SPC Submission
20201271 Prior Approval Not Required	4 Ridgeway Bungalows Pear Tree Lane Shorne Gravesend Kent DA12 3JY	Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 2.85 metres.	The Parish Council has no objection in principle to this proposal provided that there are not any significant objections from neighbours. (Sent 28/12/20)
20201277	2 Michael Gardens Gravesend Kent DA12 4QA	Erection of two storey rear and first floor side extensions.	We note that single storey side and rear extensions were previously permitted under planning application ref 20190326. The present application is for the side extension to be two-storey and for an approximately central, half-width two-storey rear extension protruding beyond the previous single storey extension. There is space for the side extension and other properties in the area have had two-storey rear extensions. In external design terms, the Parish Council has no objection in principle to this proposal provided that there are not any significant objections from neighbours. We have some concerns: <ul style="list-style-type: none"> <li>• Bedroom 1 indicated appears to be part of the landing</li> <li>• The house will have 5 bedrooms, a suitable parking plan is needed</li> <li>• Although there is a shower room downstairs, there is otherwise only one bathroom upstairs servicing 5 bedrooms.</li> <li>• Materials used should match the existing property</li> </ul> (Sent 28/12/20)
20201254	Ewhurst Bowesden Lane Shorne Gravesend Kent DA12 3LA	Outline application for the erection of a 3 bedroom detached dwelling with all matters reserved other than access and layout; demolition of existing granny annexe and utility room.	The Parish Council OBJECTS to this proposal. We have the following comments/reasons: Ewhurst: The existing house is large and located centrally on a large single plot as typical for Bowesden Lane. The overall plot is irregularly shaped and narrower at its front, but otherwise the curtilage is not especially wide (such as is sometimes found where there is clearly a double plot with adequate space for an additional dwelling). The proposed building plot: The proposed plot is presently a minor part of the residential garden of Ewhurst. It includes a garage previously converted to a single-storey residential annexe and an immediately adjacent utility room attached to the main house, both of which would be demolished. The proposed plot is very narrow, being wider at its front, tapering from about 12m down to 9m. The proposed plot size is out of character in the area. Backland development: The proposed plot does not have a road frontage being accessed by just a driveway, so making it backland development. Indicative house design: The proposed design is for a three-bedroomed house with a mansard roof, it will be much smaller than other houses in the immediate area and appears out of character and

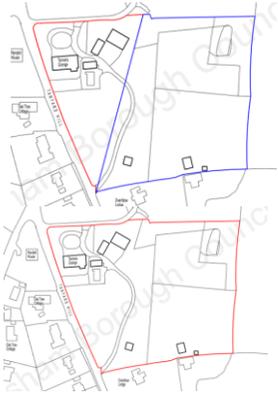
			<p>cramped by comparison, being only approximately 7.5m wide by 11.5m long externally.</p> <p>Plans: The plans do not fully show the existing layout of Ewhurst and all other structures on its site. We note also that some of the garden appears to have been divided off for the annexe.</p> <p>Green Belt: The property is located in the Green Belt so there is an automatic objection to the creation of a new dwelling except in very special circumstances, which have not been discussed.</p> <p>Impact on Area of Outstanding Natural Beauty (AONB): We note that the site is adjacent to the boundary of the AONB, which runs along Bowesden Lane itself so includes the houses on the opposite side of the road.</p> <p>Trees: There appear to be several large trees on the proposed plot, plans should include a tree survey with indication of which trees will be lost through the proposals. We would be grateful if TPO's could be attached to any relevant trees on the entire site.</p> <p>Parking: Two spaces are shown but the layout does not facilitate turning, particularly if any additional vehicles etc are parked.</p> <p>Refuse storage: Refuse and cycle storage is not shown, this may additionally impact on parking and vehicle turning.</p> <p>Outline plans: In general, we object to applications being based only on outline plans as that prevents us and neighbours from being able to properly assess proposals from the outset.</p> <p>Conditions: If permitted, permitted development rights should be withdrawn for the whole existing Ewhurst site.</p> <p>(Sent 28/12/20)</p>
20201308	18 Davys Place Gravesend Kent DA12 4DL	Erection of a single storey rear extension.	<p>The Parish Council has no objection to this proposal provided that there are not any significant objections from neighbours.</p> <p>(Sent 28/12/20)</p>
20201325	20 Warren View Shorne Gravesend Kent DA12 3EJ	Erection of a front porch.	<p>The Parish Council has no objection to this proposal provided that there are not any significant objections from neighbours.</p> <p>(Sent 28/12/20)</p>
20201237 (and 1238 listed building consent)	Knights Place Farm Watling Street Cobham Gravesend Kent ME2 3UB	Conversion and alteration of existing stables to four holiday lets with associated car parking and physical works.	<p>Thank you very much for asking us to comment on this application – the site lies outside but immediately adjacent to the Shorne Parish boundary.</p> <p>The conversion could have some limited and distant landscape impact, especially if any existing tree cover is removed, but we have no objection in principle to the development if the stables are truly redundant and there will not subsequently be a need for an additional stable building.</p> <p>We have the following comments:</p> <ul style="list-style-type: none"> <li>• The overall site has undergone change over past years including creation of additional new residential dwellings, increasing the density of occupation of the site.</li> <li>• The access route is complicated and this may make difficulties for holiday visitors who do not</li> </ul>

			<p>know the area.</p> <ul style="list-style-type: none"> <li>The Site Development (Tourism) report discusses activities that holiday visitors might undertake including playing golf at the adjacent private golf course. However although adjacent there does not appear to be any direct access so visiting there would otherwise require a long walk or an even longer and complicated road journey. Horse riding or equestrian activities are not mentioned in this report.</li> <li>The area is in the Green Belt, where new dwellings would not normally be permitted. It is also within the North Kent Downs Area of Outstanding Natural Beauty.</li> <li>If permitted, standard conditions might be applied regarding limiting residential occupation or preventing conversion to separate dwellings.</li> </ul> <p>(Sent 8/1/21)</p>
20201377	20 Crown Green Shorne Gravesend Kent DA12 3DT	Application for Lawful Development Certificate for the proposed conversion of the garage into a utility room.	<p>The Parish Council has no objection to this proposal.</p> <p>It is noted that parking provision will be unchanged (two tandem spaces) as part of the garage (as previously permitted under application ref 20070008) has already been taken for residential use and the remaining garage area appears to be only about 3.6m deep.</p> <p>(Sent 12/1/21)</p>
2020/0339 and 2020/00048/REF	Land Adj The See-Ho PH Pear Tree Lane Shorne Gravesend Kent	Outline application with some matters reserved for the erection of two dwellings: APPEAL Against Refusal	<p>Thank you for notifying us about this appeal. Shorne Parish Council wishes to make the following representations:</p> <p>1. Shorne Parish Council and Parish: Shorne Parish Council (SPC) is a Local Authority constituted under the Local Government Acts. The Parish lies to the east of Gravesend, in the Borough of Gravesham in the north-west of the county of Kent. Shorne Parish (including ancient settlements of Shorne Village, Lower Shorne, Thong/Riverview, Shorne Ridgeway and Pear Tree Lane) is located in the Green Belt. It is bounded by Chalk and the urban border of Gravesend to its west, and Higham Parish and the Medway Towns to the east. It extends from the A2 in the south to the middle of the Thames in the north. SPC has submitted representations regarding all the previous planning applications and Appeals relating to this site and also attended the August 2015 site visit held in connection with the last previous Appeal.</p> <p>2. Our previous representations: Our representations of 20th April 2020 regarding planning application GR/2020/0339 are reproduced and resubmitted in Appendix A. Our overall opinion about this application/Appeal remains unchanged so we would be grateful for our previous representations to be carried forward to this Appeal, together with our new comments as below.</p>

			<p>3. Additional comments in relation to this Appeal:  The Appellant has introduced some new documents in support of his Appeal. Two of these are Appeal Decisions from other parts of the country. We therefore re-iterate the comment that we made in our submission regarding the Planning Application (Appendix A, point 11):  “““We would in return cite APP/R5510/X/16/3143072 and 074 where the Decision notice states in Paragraph 6 that “...each case should be considered on the basis of the particular facts and circumstances.” Hence discussion about what happened in other, different cases and different circumstances in a different area of the country may anyway not be pertinent to this site and this application.”““</p> <p>We have the following additional comments on the new documents that have been submitted:</p> <p>3.1 Grounds of Appeal  Generally, this document repeats some of the Appellant’s statements made previously in support of the planning application. We continue to disagree with these statements and with the Appellant’s interpretations/evidence, as detailed in our submission regarding the planning application (please see Appendix A).  The Appellant heavily references their 2013 Appeal as evidence however the contents of this were overturned in 2015.</p> <p>3.2 Decision for boundary wall at Fairwinds (aka Shornebury)  This refers to Gravesham Borough Council decision ref 20130368. The then owners of this different property submitted a planning application in May 2013 for a new boundary wall and entrance gates, for which permission was refused. Subsequently a wall and entrance gates were built without planning permission. Arguably, Gravesham Borough Council should have taken enforcement action against the then owners.  No further changes to that boundary wall have however taken place since the applicants previous Appeal was dismissed in 2015 so there have not been any changes in circumstances in the immediate area since then.  We continue to disagree that the existence of this boundary wall, which is not especially tall or dominating and at a different property, has any relevance to or influence on the Appellant’s application or Appeal.</p> <p>3.3 Appeal Decision APP/A0665/W/20/3247387 at Northwich, Cheshire West and Cheshire (August 2020)  This Appeal relates to a plot on an unadopted cul-de-sac opening from a main road, a location where it would not be highly visible. It is not located where the nature of the settlement changes.  We note the following differences from the situation in Shorne:</p> <ul style="list-style-type: none"> <li>• The site is described in documents variously as a former builder’s yard or an overgrown garden. It appears to contain a defined structure, i.e. it is previously developed/residential land.</li> </ul>
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20210004	The Cottage 19 Burdett Avenue Shorne Gravesend Kent DA12 3HP	Demolition of the garage and part of the single storey rear extension and erection of a two storey side extension.	<p>The Parish Council has no objection in principle to this application, subject to there not being any valid objections from neighbours.</p> <p>We do however have comments/concerns about two aspects:</p> <p>1) Design: This property is an “Art-Deco” design, the only one in the area. Side extensions are usually required to be subsidiary so set back a little as presently shown on the plans, but in this proposal the roof height is not also subsidiary. Consideration could be given to either:</p> <ul style="list-style-type: none"> <li>• For the roof height of the extension also being lower (if internal ceiling heights allow)</li> <li>• Only for this individually designed house, to have the side extension the same height and flush with the front of the house plus re-centring of the upstand on the front brick parapet. This would however further reduce the site depth available for parking (see next point).</li> </ul> <p>2) Parking: The existing garage is long but very narrow (about 2.4m wide internally) which would not suit most modern cars, however there is still a theoretical loss of parking provision on the site. The house is built close to the roadway with a very small depth in front of the garage even at present, only allowing space for one small vehicle.</p> <p>The proposal is for the house to have 5 bedrooms so a plan needs to be provided showing that an appropriate number of parking spaces are to be provided on site.</p> <p>Burdett Avenue is very narrow so overhanging of the pavement and on-street (or rather half on the pavement) parking or can cause considerable problems and annoyance to other residents. (Sent 13/1/21)</p>

20200830 (no letter)	Westdene Cottage Tanyard Hill Shorne Gravesend Kent DA12 3EN	REVISED PLANS Demolition of existing bungalow and erection of a two storey detached dwelling.	<p>As stated in our previous representations, the Parish Council has no objection in principle to the existing bungalow being replaced by a house.</p> <p>The site is relatively large and almost square but wider at the rear. The proposal is to demolish the existing, previously extended bungalow and replace it with a deeper, two-storey house with attached double garage.</p> <p>The revised design is less wide and bulky than previously. While a little different to the properties either side it will fit quite well into the local street scene. The roof height is intermediate to those of the neighbouring properties.</p> <p>The design of the garage roof needs amendment as the garage roof ridge is rising above the eaves of the house.</p> <p>The garage door design remains slightly incongruous to the design of the house and a Regency-style design matching the front door would be preferable.</p> <p>In view of the significant enlargement of the property we request that permitted development rights should be withdrawn for the whole site.</p> <p>(Sent 21/1/21)</p>
20201328	Tanners Grange Tanyard Hill Shorne Gravesend Kent DA12 3EN	Application for a Lawful Development Certificate in respect of the continued use of a portion of adjacent land to Tanners Grange as residential curtilage.	<p>The Parish Council OBJECTS to this application and has the following reasons/comments: The application as available on-line consists of existing and proposed plans reflecting the Land Registry/Ordnance Survey representation of the two plots of land and an application form. No supporting evidence has been provided.</p>  <p>Although the application title refers to continued use of “a portion of adjacent land”, the plans define all of the eastern plot as the land to be incorporated. The matter to consider is whether there is evidence that any/all of the eastern plot of land has been used as residential curtilage.</p>

			<p>Please see Annex A for the Description and History and Annex B for Aerial Views over time.</p> <p>There are three parts of the eastern plot of land to consider:</p> <p>1) Land between the boundary with the western plot and the easterly line of trees bordering the former track to Overblow House:  This sliver of land is east of the hedging and the fence near the outbuildings shown in the drawing accompanying application ref 19980303, which shows that these structures mark the edge of the true residential curtilage.  The land has been encroached upon in its south by part of the 1996 permitted shared use driveway but otherwise there has not been any alteration to it being functionally linked with the eastern plot rather than the house. The northern part of the track cannot be seen and this area has been grassed and mowed.</p> <p>2) Tall and narrow triangular shaped (base at south) piece of land east of the eastern line of trees bordering the former track to Overblow House to west of the paddock fencing:  This land includes the barn structure at its southern end. The piece of land is grassed and has been mowed but otherwise does not seem to have had any active residential use. The presence of the barn suggests equestrian or agricultural use.</p> <p>3) Paddocks/Equestrian use:  The area was previously a fully open grassed area. Subsequently two fenced paddocks and a northern open area have been visualised continuously since December 2003, with the northern part was also fenced off as a paddock between March and November 2011.</p> <p>4) Access to pond and fields:  A narrow west to east strip remains at the northern end of the plot, this has been grassed and mowed.</p> <p>Overall: In planning application ref 19980303 the eastern plot was stated to be non-residential. Save for mowing of some grassed areas, no residential use has been visualised in any of the available aerial views. No evidence has been presented by the applicant to support the application or to justify reclassifying any of the eastern plot as residential curtilage.</p> <p>Summary:  The Parish Council OBJECTS to the application as we can find no evidence that any part of the eastern plot has ever been used for qualifying residential purposes. The 1996 permitted driveway has a shared use in accessing the barn and paddocks. The eastern plot was otherwise kept fenced off from the true residential curtilage and has only been used as grass, paddocks and other areas for horse grazing.  We accordingly request that the application should be refused.</p> <p>Other matters identified:</p>
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There are additional structures/changes on the site which were built by previous owners. These may be permitted development but that requires confirmation.

1) The garage has 5 dormer windows, the use of the first floor needs clarifying and to have appropriate conditions applied to prevent use as a separate dwelling. The Estate Agents particulars (see captured photo below) accessed on-line referred to “extensive garaging with two-bedroomed flat”. This rebuilt structure (i.e. not the original building seen on the 1996 plans) was first seen on aerial views in May 2007, it was built behind the original approved position of the garage.



2) There is an additional building west of the garage, which appears to be a stable block first seen December 2003. This also needs to be clarified and for conditions about residential use/conversion applied.

3) The site has extensive hardstanding which appears to be non-permeable.

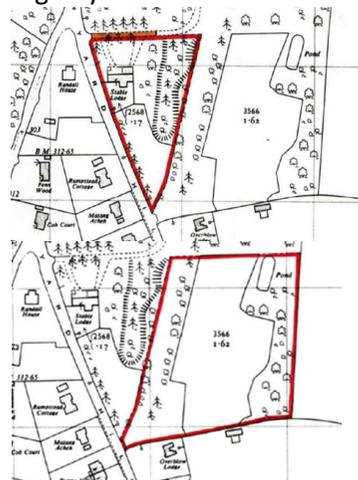
4) There is a structure on the eastern plot of land just east of the southern entrance to Tanyard Hill. It is also shown on the 1996 drawings as a barn. We understand that enforcement action has recently been taken concerning this building and works being undertaken there. We further note that an application 20201289 for “Retention of barn outbuilding” was recently made but has since been withdrawn.

5) There are two other structures further east associated with the southern paddocks, ? stables. If retrospective Planning Applications are needed for any of the above additional buildings then we kindly request that as well as adding all appropriate Conditions, permitted development rights should be withdrawn for the entire site, i.e. both the western and eastern plots of land as needed.

#### Annex A: Description and History

- Tanners Grange was originally a stable block for Overblow House and later converted to a house called Stable Lodge. It was principally accessed jointly with one of the tracks to Overblow House near the junction of Tanyard Hill with Woodlands Lane. The house has subsequently been greatly altered and extended. It is set side-on to Tanyard Hill within a large, triangular residential curtilage seen under Land Registry Title ref K510198 (below left). Several ancillary buildings have been erected to the east of the main house, e.g. a large garage north-east of the house replaced that first seen on the 1990 aerial view and 1996 plans. The boundary of the plot is the western boundary

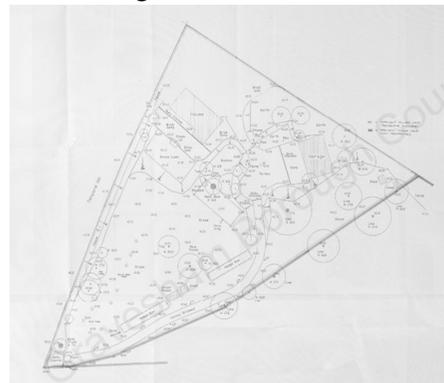
of a former track previously leading to Overblow House, laid out as a carriage drive bordered on both sides by hedges and trees. This ran along the eastern side of a gravel pit, as can be seen on the Land Registry and other ordnance survey plans and the earliest aerial views.



- The applicant also owns the adjacent parcel of land (above right) called “Land on the north-east side of Tanyard Hill”, under Land Registry Title ref K510652. The Land Registry Plan shows this as a kite-shaped piece of land with a field and a pond bordered on the east side by woodland and on the west side by the previously mentioned carriage drive. It has access to Tanyard Hill at its southern point which is located south of the Tanners Grange residential plot. The two plots touch along the full length of their long border. Note that there is a line of trees close to the western boundary of this plot, with the former track to Overblow House on their western side.
- Under application ref 19960473 an additional driveway was permitted running from the Tanyard Hill entrance of the eastern plot, passing through the eastern plot for about half its length before returning to the western plot to access a garage block north-east of the house. It does not seem to have been a concern at the time that the driveway was located partly outside of the residential plot as shown on the submitted ordnance survey site plan, but it followed the line of the former track to Overblow House and it would not anyway be unreasonable to have a partly paved access facilitating use of the eastern plot paddocks. Note the barn structure, and the plot boundary line and the remaining line of trees and hedges, the eastern side of the former track to Overblow House.



- In 1998 application ref 19980303 was permitted, to construct a swimming pool and enclosure south-east of the house. The topographical survey includes land extending up to the line of trees on the eastern side of the former track to Overblow House, i.e. outside of the curtilage boundary shown on the accompanying ordnance survey site plan. The true boundary of the curtilage/residential plot is however indicated by (from south to north) a gate, hedge, greenhouse, shed and another hedge. At the north-east point of the drawn site are two more sheds which appear to be located between the true curtilage/residential boundary and the line of trees on the eastern side of the former track to Overblow House. North across the driveway as it curves westwards, a crooked fence line continues separating off the residential areas from the eastern plot of land (and the northerly two sheds) except at the very top where it curves eastwards. The land west of the line of trees is labelled “residential curtilage” and east of the line of trees is labelled non-residential however there is a conflict between this drawing and the Land Registry plans. The use of the land east of the fence is labelled as grass.



- There are no other approved planning applications to be found on the Gravesham Borough Council website since 1998.

			<p>Annex B: Aerial views (Google Earth Pro) over time:</p> <p>December 1940: The track to Overblow House passes between the two hedges/rows of trees.</p> <p>December 1960: Track shows more clearly, barn structure also seen at southern border (photo is stepped).</p> <p>December 1990: Similar plus division of eastern plot into paddocks, clearly shows barn structure and ? stables.</p> <p>December 2003: Shows clearly additional western ancillary building (barn?) and southern stables, paved drive (partially replacing carriage track), pool and building, former garage and adjacent new stable building.</p> <p>May 2007: Dormers seen on repositioned garage, ? spoil dumped on eastern paddock or other levelling.</p> <p>March 2011:</p> <p>November 2011: Shows north part of eastern plot now fenced as paddock.</p> <p>July 2013:</p> <p>July 2014:</p> <p>April 2015:</p> <p>July 2017:</p> <p>May 2018:</p> <p>(Sent 18/1/21)</p>
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