

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA



E-mail: clerk@shorneparishcouncil.org

13th August 2024

Application ref 20240559

Furzy Lea Bowesden Lane Shorne Gravesend Kent DA12 3LA

Engineering / landscaping works to enable terracing of the land including the building of concrete retaining walls dressed in face brickwork.

The Parish Council **OBJECTS STRONGLY** to this retrospective application.

We note that this application does not include some similar engineering work indicated on the elevation (but not the block) plans for application ref 20240558. The newly created (not pre-existing despite as shown) additional driveway is not mentioned. The block plans show the gym as oblong when it was approved as L-shaped, this needs checking.

The Application site is a gently and naturally sloped Green Belt site adjacent to the National Landscape Area. Previous occupants used the garden in its natural topography.

The applicant is familiar with planning application regulations and processes as well as having been aware of the nature of the site on purchasing and from subsequent planning applications. Regardless, engineering work was not indicated or included in application ref 20230240 for the gym building, otherwise it would not have been permitted development. As it was not included, it must be assumed that it was not needed. Once identified as desirable/needed (the reasons cited being immaterial) then permission 20230240 became invalid and a full planning application should have been submitted, this should now be done retrospectively.

The Parish Council is concerned about the overall amount of development that is taking place on the site, which is out of character with the local area and creating urbanisation of a Green Belt property which is adjacent to a National Landscape Area.

As this application is a standard planning application we request that, if to be permitted, Conditions are attached removing permitted development rights for the whole site, in order to preserve what remains of the of the site, in the interests of the amenity of neighbouring properties and land.