

Shorne Parish Council

————— Borough of Gravesham —————

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23rd March 2026

Application ref 20260184

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, manure store and creation of sand school together with associated resurfacing.

This is a reapplication further to GBC having refused application ref 20251030. The plans have been modified with omission of the very large separate hay barn, and some of the information previously requested has been added into the revised planning statement. We have edited and added to our previous comments.

Two other current applications nearby are noted:

- Ref 20260186 (Green Farm, Conversion and extension of an agricultural barn to a dwellinghouse) to the west on an immediately adjacent plot. It is understood that there are family connections between the two sites so we assume there is mutual awareness of the individual proposals.
- Ref 20260293 (1 Green Farm Cottages, boot room and toilet facilities that are not connected internally to the house).

The Parish Council has no objection in principle to this proposal for a livery stable, so an agricultural business/employment use in the Green Belt and rural area, but has the following comments:

The sand school is now at the southern part of the site, and there is now proposed just one stable building at the northern (lower) part of the site, with 12 horse capacity and incorporating tack, feed preparation and hay/bedding storage. A manure heap is indicated near the main entrance on the west side, there is some drainage/foul drainage information and now 4 car parking places.

There will be approximately 45m distance in total from the easternmost structure of the proposed barn conversion to the western wall of the stable building and the manure heap as well as sources of noise generation.

There will still be some landscape/visual impact, especially when viewed from lower ground, but less so than with the previous proposal.

The associated grazing and other land is detailed in the revised planning statement although much of it is tenanted rather than owned. The question of where the horses are safely ridden out, in the absence of local bridle paths, has not been answered but is presumably the same for horses that are/were kept at Green Farm.

New and remaining points/questions:

- Whether existing stables at Green Farm will become redundant if this application is permitted and built, and whether those existing stable buildings should therefore be demolished in consequence.
- Note reference to drinking stored rainwater that has only been filtered, suggest Environmental Health are consulted about the need for added disinfection processes.
- Foul run-off arrangements need to factor in the possibility of heavy rain.
- Facilities are needed for staff, users and visitors and should be defined.
- Overall exterior lighting (stated none for the sand school), a detailed plan is needed.

Other suggested Conditions:

- The access routes should be formalised.
- Hours of operation are stated (07.00 to 19.00) but should be formally defined.
- Conditions are needed preventing residential use/conversion.