

Shorne Parish Council

————— Borough of Gravesham —————

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27th June 2022

Application ref 20220543

Proposed engineering works to rear garden creating retaining walls to sloping site.

Shorne Mead , Pear Tree Lane, Shorne, Gravesend Kent DA12 3JT

The Parish Council **OBJECTS STRONGLY** to this retrospective application, with the following reasons and comments:

1) Retrospective application:

The Parish Council notes that this application, very regrettably, is retrospective. The applicant continued work (at personal risk) for over a year after having been informed by GBC that a planning application was needed, in disregard of the planning system that exists to protect areas and residents from inappropriate development.

2) Incorrect description and plans, information lacking:

The works shown on the plans also include creating a very large “pond”, with associated and other patio areas, and several outbuildings, these have not been included in the application description.

The exact nature and proposed uses of all the outbuildings is not made clear on the plans.

The “existing plan” is with works nearly complete, not before the works started.

The revised “Garden Elevations” plan shows that there is a structure with a chimney, partly excavated into the hillside, at the midway patio area, this is not shown on the “Engineering Works” plan.

The “pond” has no plantings and appears to be purposed for swimming but there is no information about any intended treatment or heating of the water.

There is no information about exterior lighting, this needs to be provided.

There is no landscaping/planting plan, this needs to be provided, including for the “pond”.

There is no information about drainage, and especially foul water/sewerage arrangements, this needs to be provided.

3) Incorrect curtilage on plans:

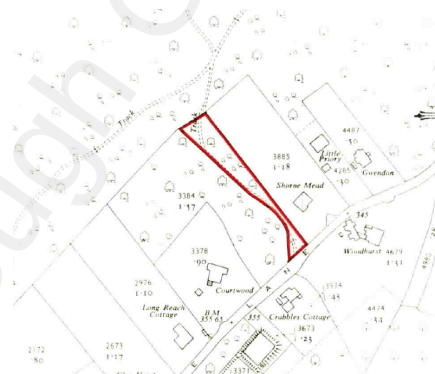
The residential curtilage shown on the plans is incorrect in several ways.

The residential curtilage of Shorne Mead is as defined on Land Registry plan ref K355819, an approximate oblong shape. West of that is another plot of land, presumably now in the ownership of the applicant, which is not residential being a former access track to Court Wood, registered as “Land adjacent to Shorne Mead” under title K553730, this should be outlined in blue.

Works have extended onto this non-residential land.



*Residential Curtilage of Shorne Mead
K355819*



*Land adjacent to Shorne Mead
K55373*

No other land in the ownership on the applicant is indicated however there is a double gate opening shown into Court Wood, the purpose of this should be clarified.

4) Green Belt etc location and appropriateness:

The property is located in the Green Belt and the Shorne Woods Special Landscape Area, and is immediately adjacent to the Court Woods SSSI.

It has also been noted that spoil has been deposited into the woodland, and this should be removed.

5) Excessive nature of works, setting of precedents

The sloped site was previously grassed with trees and shrubs down to a tennis court (constructed around 1990) at the lowest level, immediately adjacent to Court Woods SSSI.

The original soft landscaping was appropriate for the area, whereas the proposals presented include excessive, visually intrusive hard landscaping (including gabion walls over 3m high and 2m deep) and are inappropriate in nature for a Green Belt, semi-rural area.

Should this application be permitted it would set a very unfortunate precedent allowing other residents to also introduce inappropriate, excessive hard landscaping.



Google Earth, April 2020

6) Water and drainage issues

The site is located within drinking water Groundwater Protection Zone 3. Together with the large amount of hard landscaping proposed, concerns arise over run off in general and overspill from the pool if chemically treated.

The plans and pictures show a variety of large drainage pipes built into the works, including two near the pond, also manhole covers and other rainwater pipes.

If the “pond” is to be only a wildlife pond, then it is an improvement on the previous tennis court. However any intended use for swimming, and any proposed filtering, chemical treatment and heating of the “pond” to enable this requires clarification as do arrangements for drainage if that should be required.

The revised drainage arrangements for the whole site, and especially for foul water/sewerage, need to be clarified.

7) Overdevelopment:

Viewing this application in the context of the near 100% extensions that have already been added to the house, (plus further extension is currently proposed under ref 20220593) and the enlarged garage that has residential uses, overall we consider that the site is being seriously overdeveloped in a way that is harmful to the Green Belt and the local landscape. No further development of any sort should take place without planning permission.

Summary:

In summary, the Parish Council **OBJECTS STRONGLY** to this application and requests that the proposals should be refused planning permission, followed by the taking of all appropriate enforcement actions.