

Shorne Parish Council

————— Borough of Gravesham —————

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12th June 2023

Application ref 20230491

Starwood Pear Tree Lane Shorne Gravesend Kent DA12 3JU

Application for a Lawful development certificate in respect of the continued use of a concrete framed barn in the rear garden.

Background information:

The planning situation of the Starwood property has become increasingly complex.

This application relates to the rear portion of the original plot of land of the Starwood property (Land Registry title K424735), which is owned by the Applicant. The Applicant's children own the adjacent strip of land under title K654169 which is the access route to the rear associated grazing fields and Starmore Wood.

A considerable number of structures and outbuildings have been installed on the property over time by the Applicant, on both plots of land, and there have been a considerable number of planning applications submitted, many of which have been refused.

In March-April 2019, when the rear part of the plot was still classified as agricultural (as former orchards), the Applicant built a large open sided hay barn structure, the subject of this application, without planning permission, across the rear part of the Starmore plot.

Subsequently, under Ref 20210376 permission was granted for the rear land to be reclassified as residential. Two later applications to convert the "barn" to residential use have been refused.

This present application seeks a decision of lawfulness for the open sided hay barn structure, which is on land now classified as residential, through the "4-year rule"

Parish Council comments:

The Parish Council **OBJECTS** to this application as follows:

The structure is not appropriate in size and nature, or location on the plot of land, or suitable for a residential garden and would not normally have been permitted.

The structure is located in the Green Belt and has a negative impact on openness.

If permission is to be granted then it must be made clear that what is permitted is only the structure in its present form (with no floor, sides or services) and for its present purpose (hay storage).

If permission is to be granted then it could be made personal to the applicant.

If permission is to be granted then it must be made clear that the structure cannot be used by anyone except the occupants of the Starwood house as it is an annexe structure to a residence situated on what is now residential land.

The Parish Council considers that the size of the barn building exceeds what is reasonably permissible through a retrospective lawful development process, especially when compared to the original size of the first permitted house Ref 19600015, and that full Planning Permission is instead needed.