

Shorne Parish Council

————— Borough of Gravesham —————

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Application ref 20230274

Demolition of existing barn and erection of a new barn for storage including three stables and a tack room

Warren Farm, Swillers Lane, Shorne, Gravesend Kent

We note previous applications for residential development of the site and that current application ref 20230017, for a large sand school but no associated buildings, awaits determination. Within that application reference is made to a small stable building, number of horse bays not stated, having been erected in 2017. This can be seen on the aerial view to the north of the present proposal. It is unclear whether that building is currently used as a stable or if it is being replaced by the present application.

The present proposal is to replace the existing barn structure with a metal clad commercial barn building on a brick plinth, to include a 3-bay stable, tack store and general storage area.

The Parish Council has the following concerns about this proposal:

- Size increase: The existing barn is approximately 120sqm in area, the proposed barn will be 160 sqm, which is 33% larger. As such there will be greater visual impact and impact on openness in the Green Belt.
- Land area for 3 horses: The land associated with the proposal is very small and does not provide any area for grazing or exercise of horses. The location of sufficient land that is specifically associated with and permanently available for the proposal is not clear.
- Associated dungheap and drainage: The location of the area for storage of dung/soiled straw is not indicated, consideration is also needed of containment and drainage, and control of any water run-off outside of the property. The proposed barn has gutters and drainpipes but there is no drainage or soakaway indicated on the plans.

- Turning area and hardstanding: A turning area and hardstanding area are needed for vehicles accessing the barn e.g. to remove accumulated waste to off-site. These need to be shown on the plans but further reduce the area available for the horses.
- Suitability of proposed building for keeping horses: The metal structure will be subject to considerable heat gain in summer (and will be very cold in winter), no permanent cross ventilation is shown for when the metal windows are closed. The door to the stables is approximately 2.1m high.
- Proposed colour: The proposed colour is stated as dark green but we usually suggest Khaki Green (RAL 100 60 20 BS 12B21) for local agricultural buildings.
- Storage of bulk feed and hay/straw, in-use storage and preparation of feed: Bulk feed etc is usually stored in a separate, well-ventilated building due to risk of mould development and fire risk, no such building is shown on the plans. An area for storage of in-use feed, and for feed preparation, needs to be identified in the stable area.
- Services to be provided to the building need defining: The services to be provided to the building need to be defined. A handwash basin and location for basic medical supplies are needed. No toilet/shower facilities are shown or needed as the building is associated with the existing house at Warren Farm.
- Exterior lighting: There is no exterior lighting indicated or therefore permitted.

Suggested conditions to be attached, including routine conditions for stables:

- Removal of existing containers on the property if these are redundant (otherwise they need planning permission), no other storage outside of the new building, no storage of equipment and materials except in connection with on-site agricultural operations.
- Preventing residential use or future conversion to a dwelling.
- Removal of permitted development rights.
- Preventing commercial use including as livery stables.
- Any permission should be personal to the applicant and immediate family and/or only in connection with residents of Warren Farm and for horses kept permanently on the property.