

Shorne Parish Council

————— Borough of Gravesham —————

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20th February 2022 (revised submission)

Application ref 20221156

Park Farm House Bowesden Lane Shorne Gravesend Kent DA12 3LA

Erection of stable block and barn.

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours.

The application proposes the replacement of an existing two-bay plus store, wooden stable building. The accompanying photograph suggests that it may not be in use at present. It is noted that the buildings (three-bay stable with separate hay/tractor and tack store) are placed towards the rear of the site, which is within the Green Belt and AONB.

There will need to be an associated dungheap, which may require a drainage plan and there may need to be a parking area and hardstanding - all of these will reduce the land area available to the three horses, which is already very small. The associated permanently available land to be used for grazing and exercising needs to be indicated on the plans.

Services to be provided to the building need defining and there is no exterior lighting indicated.

The gates may need to be set back from the roadway by at least 6m so that the lane will not be blocked by vehicles needing to access the site.

Conditions should be attached:

- Preventing residential use or future conversion to a dwelling.
- Preventing commercial use including for livery.
- Any permission should be personal to the applicant and/or only in connection with residents of Park Farm House.

We note that the other land owned by the applicant (not all shown on the submitted plans) may be subject to purchase by National Highways under the Lower Thames Crossing proposals.