

Shorne Parish Council

————— Borough of Gravesham —————

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8th November 2021

Application Ref 20211326

Cumloden Pear Tree Lane Shorne Gravesend Kent DA12 3JZ

Application for approval of conditions 4 and 6 attached to planning permission reference number 20190755 relating to the soft and hard landscaping scheme to front (4) and land reserved for parking (6).

This application is a revised version of the proposals submitted as part of refused applications refs 20200355 and 20210966. The reasons for the refusals are set out in the respective detailed Officer Reports.

The latest design proposal has taken note of some of the previous comments and advice however some items also remain unaddressed. Additional comments and photographs have helpfully been provided by the applicant.

The present proposal has a single driveway in the established position for the site, and a single wide wooden sliding gate (1m high on the plans) which retracts behind a hedge. These changes increase the compatibility with the local streetscene.

The Parish Council however continues to have concerns about some aspects of the proposals and we have the following comments:

1) **Design of frontage:** The design remains almost completely paved save for two small acers in pots and a very narrow flowerbed. The adjoining property Clearways to the west has a highly paved frontage (see Plate 4) however this was installed without having been included in their 2013 planning permission and there is no highway verge beside the pavement there.

Noted that the frontage is stated to be “reserved for car parking”, the meaning of this needs to be clarified, and perhaps regulated by Condition.

2) **Location of the hedge and soakaway, and clarification of the depth of the highway verge:** The proposed 1m high laurel hedge is shown planted right up to the edge of the pavement whereas we believe that this

encroaches on the highway verge as shown on the KCC Highways street plans. Similarly for the position of the proposed channel drain.

Extract from KCC Highways mapping (public):



We note that the photographs supplied by the applicant show that the original wooden gate was in line with the fence of the house immediately to the east, as in accordance with the KCC Highways street plans. The previous hedge was very overgrown and had encroached onto the Highway verge.

We believe that the proposed hedge should be planted in a bed that is fully behind the original gate line and the continuation of the line of the fence from the next door east property to the forward end of the dividing fence to Clearways, however this must be clarified with KCC Highways.

We have asked previously for this to be officially clarified with KCC Highways by GBC and request this again.

Other comments arising from the applicant's statement document:

- Permeable nature of paving – this has not been confirmed. The concern is not just about having block paving but the overall permeability of the installation and the functioning of any soakaways, i.e. whether the proposals will prevent excess water draining onto the roadway.
- Insetting of gates from the roadway – a greater insetting distance was recommended however, as the applicant has shown, the proposed gates are in line with the previous gates on the property and those next door to the east (as Plate2). It would seem though that these gates are/were rarely closed. This matter should be reviewed against their previous advice, by the GBC Highways Development Management Officer.
- Security concerns – the applicant reports that they have had cars stolen twice and the garage burgled once. We were not made aware of these incidents at the time and would obviously express our sympathies however they are not typical for the area.
- Wall at nearby frontage, Plate 5 – this is the subject of enforcement action. Retrospective planning permission has been applied for (ref 20210433), to which the Parish Council objected, and the decision is awaited
- Gates on driveway to Stables opposite, Plate 6 – these gates are set well back from the roadway.