

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Mrs S Poole
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA



E-mail: clerk@shorneparishcouncil.org

30th May 2023

Application ref 20230438

Chalk Pit Cottages Green Farm Lane Shorne Gravesend Kent

Erection of a new dwellinghouse.

The Parish Council has to OBJECT to this proposal, for the following reasons which are significant concerns:

1. New dwelling in the Green Belt: The proposal is for a new dwelling in the Green Belt, which is by definition harmful, and not permitted except in “very special circumstances”, which have not been discussed or demonstrated.
2. Negative visual impact: The proposal would have negative impact on openness and the streetscene due to being an incongruous, out-of-character design (large detached house) of greater bulk than usual in the immediate area.
3. Not infilling as outside of settlement boundary: The site is outside the boundary of the settlement of Lower Shorne so cannot be described as “infilling”.
4. Similar circumstances to other applications that have been refused and dismissed at Appeal: The situation is similar to the Land next to The See-Ho Public House where applications have been refused and Appeals dismissed.
5. Possible unsuitability of the land for building: The piece of land has not been built on previously because it is the site of a former chalkpit that was subsequently used for landfill, so it is made ground. Local residents state that large hollow items have been buried there and that they believe that the surface level is still sinking. We hope that the applicant was made aware of these aspects by the vendor prior to purchase.
6. Biodiversity gain: Reference is made to providing biodiversity gain however we note that the site was bulldozed soon after purchase.
7. Pre-app discussion: We note that the applicant had pre-app discussion with GBC (there has not been any discussion requested with the Parish Council). We have not seen the advice given but it is stated in the documentation that GBC indicated that a planning application would not be supported.