

Shorne Parish Council

————— Borough of Gravesham —————

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15th August 2024

Application ref 20240700

Cheneys Farm Barns Thong Lane Shorne Gravesend Kent

Demolition of the southern barn and erection of a new steel frame barn with mezzanine floor used for an office space, pedestrian access doors to the east and vehicle access doors to the west. Landscaping to include hedges and tree to the front of the buildings with alterations to parking and hardstanding.

Overall, the Parish Council has to **OBJECT** to this application.

While this Application has some good aspects with removal of the Asbestos panels and improvement in the appearance of the buildings, there are significant concerns about whether the middle of a residential Conservation Area is an appropriate location for a business of this type, which might be more appropriately located at an industrial estate.

There appears to have been a pre-application discussion with GBC but there has not been any contact made with the Parish Council.

Background:

The Barns were previously used for drying grain but became redundant. They are located in the centre of the Thong Conservation area. They are not visually attractive, but are set back well from the road. Excepting to the rear which is agricultural land, there are residential dwellings on the other three sides (across Thong Lane on the eastern side) and a public footpath adjacent to the southern boundary. Thong Lane is narrow and winding, and not suitable for access by HGV's and other large vehicles, or for additional traffic volumes.

Permission was granted in 2018 for a change of use of the Barns, under ref 20181280. At the time, the Parish Council expressed concerns (please see Appendix), which are still valid. Since the change

of use there have been matters raised by local residents about the introduction of, and use that has been made of, skips at the property. Also, other waste materials have been stored in the open, as can be seen on the applicant's own photographs, despite Condition 3 of the previous planning permission. The proposal relocates the two skips to the rear.

There are also several other concerns as follow:

- Increase in traffic movements: Especially of commercial vehicles of various sizes as well as staff and visitors. The number of staff, both permanently on-site and visiting needs clarification, as the office area is large.
- Vehicle access route: Although the Planning Statement says that "delivery vehicles are advised to use the route from the Gravesend Road", this is not mandatory at present.
- Single, narrow access point: The single narrow access point could lead to conflicts between vehicles leaving and wanting to enter the site, an "In and out" or double-width entrance should be considered.
- Impact of Lower Thames Crossing (LTC): The applicant refers to the potential construction of the LTC nearby but should be made aware that there would be considerable traffic disruption, including prolonged A2 bridge closures, during construction. Subsequently there would be altered, more convoluted, access routes to and from the Thong Lane site.
- Non-sustainable location: Realistically, motor transport is the only way to access this location. There are few buses per day and no shops or catering facilities in Thong itself or close nearby, which increases trip generation.
- Traffic movements within the site: Although a "loose stone road" is mentioned as being on the north side of the Barns, this does not seem to have been in use for some time and there would not previously have been any reason for vehicles to frequently use this route. The application proposes to create a major building entrance at the rear, serviced by a one-way vehicular route around the buildings, and with eight new parking spaces on the north side. This will cause noise and fumes from motor vehicle movements to impact on the amenity of the neighbouring public footpath and residential properties, especially that to the north. The number and types of vehicles to use this route requires clarification.
- Increased parking on the site: The application proposes 13 parking spaces (one disabled use) including 8 on the north side of the Barns, which will also impact on the amenity of the neighbouring residential property. Three van spaces are also shown at the front. Some EV charging points should be provided, and also bicycle facilities, which should have a defined location shown.
- Use of the buildings/noise generation: The planning Statement states that so far the buildings have been used for "storage of building materials and goods" which are issued to workers and the remainder returned. There is concern that the premises should not be used as a workshop due to noise generation issues.
- Drainage: Foul drainage/sewerage arrangements are not mentioned, and require clarification.
- Exterior Lighting: No exterior lighting is shown. A plan should be submitted detailing this. Exterior lighting should be at low physical level and of low intensity. Any security lighting should have detectors and beams angled well downwards and shielded to illuminate only

within the boundaries, and be controlled with daylight overrides and short duration after activation.

Suggested Conditions if to be permitted:

- Hours of operation/work: Previously a restriction of working hours to 07.00 to 19.00, Monday to Saturday (no Sundays or Bank Holidays) was attached. This should be reviewed or at least repeated.
- Access route for HGV's and large vans: A requirement for all vehicles except cars to access from the A226 Gravesend Road could be considered.
- Number and location of skips/waste handling: This should be limited to only the two proposed at the rear, with the size and type specified. This presumably means however that skip transporters will need to circle the building. No burning of materials should be allowed on the site.
- Outside storage: No outside storage of materials or waste, either in the open or in containers, should be allowed.
- Exterior Lighting: This should be controlled as indicated above.
- No workshop/processing of materials on site: The use of the site only for delivery and distribution, plus offices, should be a Condition.

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16th January 2019.

GR/2018/1280

Cheneys Farm Barns Thong Lane Shorne Gravesend Kent

Change of use of an agricultural building and land to a B8 (Storage and Distribution) use and continuance of a further agricultural building and land for B8 (Storage and Distribution) use.

The Parish Council has no objection in principle to this application but must express the following concerns:

1. The Barns are located in a Conservation Area which is largely residential, and the change of use of the Barns will impact on the character and amenity of the area.
2. Conservation Area status and possible need for a formal change of use were both stated clearly on the sale particulars.
3. We are very concerned about potential increase in traffic volume, particularly of large/heavy vehicles, as the local roads and approach routes are not suitable.
4. Additional traffic and work usage of the site could impact on local tranquillity, working days and hours should be formally defined.