

Shorne Parish Council

————— Borough of Gravesham —————

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1st July 2024

Application ref 20240454

Unit 23, Apex Business Park, Queens Farm Road, Shorne Gravesend Kent

Erection of temporary structure for workshop/office to include installation of foundation slab.

The Parish Council has to **OBJECT** to this proposal which infringes the planning conditions for the Apex site.

The relevant planning references that we are aware of are 19970570 (site plans 1, 2 and 8) and 20000319 (especially Condition H).

The eastern, higher level extension area of the Apex site is restricted by Condition to usage being open storage in association with other units on the western, original site and has a maximum height restriction of 3 metres.

The site is in the Green Belt and close to important Designated landscape areas.

The proposal is for a 30m by 15m by 6m (dimension on plan unclear) tall “temporary” building in the presently numbered Unit 23 (originally Unit 20).

Aside from the overall existing Conditions as above, concerns are as follows:

- A building of this height on the raised ground area would have significant landscape impact.
- Any exterior lighting would exacerbate this aspect, any such lighting should be shielded and carefully directed downwards so as to only illuminate within the boundaries of the unit.
- Usage of the building and site could also lead to noise pollution in the wider area.
- “Temporary” buildings can become permanent – with a concrete slab and full services there is concern that could come to pass.
- The application would lead to expansion of built forms and the industrial activities area of the site, which is in a non-sustainable location.
- The various site plans show other shapes/structures outlined.
- Proposed usage should be clarified, whether only for storage or intended as a manufacturing facility, as the cross-referenced Appeal documents state that “The Tenant stores significant

plant and machinery including mechanical sheet metal folding machines and cutting machines, welding equipment and large boiler plant at the Property. This is all large machinery and will need to be moved via a third party heavy lifting specialist.”

- Increased traffic movements within the site and on the inherently unsuitable Queens Farm Road are also a concern due to potential traffic volume and safety issues including from conflicts with other users.
- Working hours and vehicle movement routes should be restricted by Condition.

We note that enforcement action has previously been taken regarding eastern units which have infringed the height restriction conditions.