

Shorne Parish Council

Borough of Gravesham

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12th December 2021

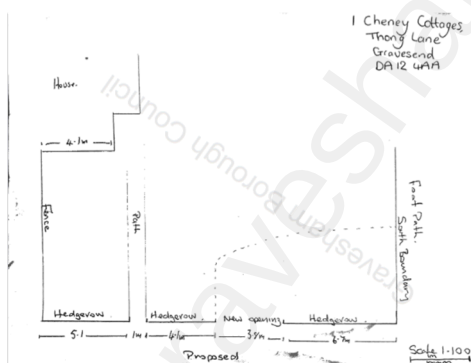
Application Ref 20211403

1 Cheneys Cottages Thong Lane Shorne Gravesend Kent DA12 4AA

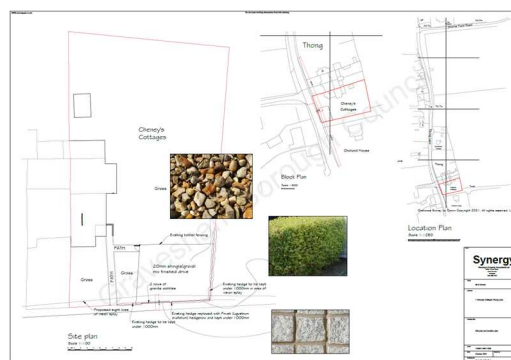
Application for the approval of conditions 3, 4 and 5 attached to planning application reference number 20190929 allowed on appeal under reference number APP/K2230/D/20/3244216 relating to (3) external facing materials, (4) pedestrian visibility splays and (5) soft landscaping.

The application is for discharge of conditions, the previous application Ref 20200630 having been refused. The property is located in the Thong Conservation Area.

The Parish Council notes that the plan submitted with this application differs from the sketch previously submitted for the September 2019 planning application ref 20190929, and the subsequent successful Appeal submitted in February 2020, as the parking area is twice as large and the path has been extended sideways:



September 2019/February 2020



Current plan

The Parish Council also notes that aerial views show that other changes have been made to the site including laying out of a large concrete/paved patio that is not shown on the submitted plan.

This raises a question as to whether these already made/proposed changes in a Conservation Area are material amendments and therefore might require planning permission.



Aerial view, April 2019

Regarding the application to discharge the Conditions:

Condition 3 (External facing materials including paths etc): The planning statement refers to gravel being laid on existing concrete/hard surface. This would be true for the path from the road to the front door, which seems to have been laid between May 2018 and April 2019. The plans now submitted show another path element being newly proposed, leading to and from the parking area.

The parking area was previously grass and a (removed) hedge. Builders rubble appears to have been deposited on the grass. This area is now to be gravelled which will create a large bare area twice as large as previously indicated and permitted, the proposed parking area now being approximately 12m wide by 9.2m deep. This may be overlarge.

The plans refer to “existing timber fencing” but this appears to be newly installed. The parking area is fully fenced off from the garden so we suggest possible Conditions that the parking area is only ancillary to the house and cannot be leased out or used to operate a business.

It is noted that no vehicle gates are shown, addition of these would require planning permission.

Condition 4 (Visibility splay): It is stated that the front hedge will always be kept at only 1m high however the splay relies on being able to see across neighbouring frontages, over which the applicant has no control. These other frontages are used for parking so there will be times when the view is blocked and vehicles will have to inch out until the driver can see.

It needs to be clarified with GBC highways about what they intended by their advice and whether or not they consider that the presently proposed visibility splay arrangements are satisfactory.

Condition 5 (Soft landscaping): If the front hedge is to be kept trimmed to 1m high then it is unlikely to provide good wildlife habitat.

The Parish Council had previously requested that the hedges should be mixed native species and this was supported by implication in the Planning Appeal decision which says: *“Notwithstanding the details submitted, full details of soft landscaping shall be submitted to, and approved in writing, by the Local Planning Authority. Such details shall include schedules of plants noting species; location.....”*

No overall planting scheme has been provided apart from the front hedge, and the plans do not e.g. include flowerbeds or any other plantings on the site, the plans referring only to grass areas.

Overall, we do not consider that this Condition has been satisfied however we note that other houses in the row have similar trimmed monoculture hedges.