

11<sup>th</sup> November 2021

Planning & Regeneration  
Gravesham Borough Council  
Civic Centre  
Windmill Street  
Gravesend  
Kent DA12 1AU.

Dear Sirs

**1 Cheneys Cottages, Thong Lane, Shorne, DA12 4AA**

**Application to seek approval to discharge conditions 3, 4 and 5 to planning permission 20190929 allowed at Appeal reference APP/K2230/D/20/3244216.**

We submit details to address condition 3, external materials, condition 4, pedestrian visibility splays and condition 5, soft landscaping.

#### **Condition 3**

It's proposed to use 20mm shingle, sometimes also called gravel for the drive surface and to have two rows of grey granite cobbles along the drive boundary to the road which will retain the shingle and define the drive. Travis Perkins supply shingle in 1 ton bags.

There is already a hard surface to the drive so the shingle can be laid over that surface.



#### **Condition 4.**

We have dealt with and shown on drawings for other schemes a pedestrian vision splay of 1m by 1m where there is a hedge or wall of some height to the front boundary. If this is what we are required to shown we can do this, however, traffic travels quite fast along this road and so we have shown that toy can see a distance of 45 metres either way when stepped back slightly as you would in a car. The

applicant agrees to maintain all hedging and landscape plants to a height of no more than 1 metre tall within the vision splay shown on drawing 21/248/01.

Also, at this point along Thong Lane there is a drive virtually opposite slightly set back from the road so anyone wishing to walk across the road has a place to stand to allow traffic to pass.

**Condition 5.**

There are existing hedges to the left and right side of the drive entrance and also running along the southern boundary to the garden. We noted that these hedges are less than 1 metre in height and to the southern boundary it's clearly kept trimmed for a good depth to enable vision past the hedge.

The right side front hedge is basically ivy so the applicant proposes that this section of hedge is replaced by Privet. Privet is an evergreen which has flowers and berries and which is welcomed by birdlife and invertebrates. It accepts regular trimming back without this resulting in a lot of dead wood.

Drawing 21/348/01 shows the proposals.

Should there be a need to clarify or amend the details proposed and the drawing please do let me know and we will attend to this. If the Highways Officer is wanting to see a 1 metre by 1 metre vision splay we will adjust our drawing. The fences and hedges are low and therefore a pedestrian can see over these and see traffic in both directions so our thoughts are it's important to show that distance that a pedestrian is able to see.

Yours faithfully

A solid red rectangular box used to redact the signature of Jonathan Bolton.

Jonathan Bolton