

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/05/2026 10:31 AM from [REDACTED]

Application Summary

Address:	Land North Of Cherry Trees Ridge Lane Meopham Gravesend Kent
Proposal:	Retrospective change of use for the siting of 4 pitches for Gypsy / Traveller occupation to include one static, one touring caravan and one amenity building on each pitch. Associated changes in land levels and hard / soft landscaping.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Ridge Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I wish to submit a further objection to planning application 20260141 concerning Land North of Cherry Trees, Ridge Lane, Meopham. Since my earlier comments, additional concerns have arisen regarding the procedural validity, factual accuracy, and lawful implementation of the application. Ownership Certificate Concerns The application was submitted using Certificate A, asserting sole ownership/control. However, Land Registry Title K418858 appears to identify a different legal owner. This raises serious concerns regarding compliance with Article 14 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and whether the application was validly certified and validated. Occupier Identity and Material Planning Weight The planning statement relies heavily upon the personal circumstances of specifically named occupiers in order to establish "Very Special Circumstances" and policy support under the PPTS framework. There are substantial local concerns that the actual occupiers and users of the site may materially differ from those identified in the application documents. If accurate, this would directly affect the planning balance and weight capable of being attached to the
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submitted evidence.

Registered Village Green Access Issues

The apparent access route to the site may involve use of Registered Village Green No. 99. The application documents do not appear to adequately address whether lawful vehicular access rights exist, nor how the development could lawfully operate without conflict with statutory protections relating to village greens and commons legislation.

This is a material consideration affecting the lawful and practical implementation of the development.

Retrospective Nature and Green Belt Harm

The site has already undergone substantial operational development including hardstanding, stationing of caravans, engineering works, domestic paraphernalia, and associated urbanising effects. The cumulative impact on openness and rural character is materially greater than the application attempts to portray.

Enforcement and Environmental Concerns

The site has already generated multiple complaints and enforcement referrals involving planning, environmental protection, and nuisance issues. These matters reinforce concerns regarding the suitability of the site and the cumulative impact on neighbouring residents and the wider countryside.

Given the seriousness of these issues, I respectfully request that the Council:

- Reassess the validity of the application and ownership certification.
- Investigate whether the occupier information submitted is accurate and complete.
- Fully assess the implications of the Registered Village Green access issue before determination.
- Give substantial weight to the retrospective and harmful nature of the development.

I request that this objection be fully reported to Members should the application proceed to committee.

Kind regards