

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/06/2024 10:31 AM from [REDACTED]

Application Summary

Address:	12 Old Road West Gravesend Kent DA11 0LJ
Proposal:	Application for a lawful development certificate for the change of use from change from C3(a) to C3(b) for the use of the dwelling as a dwelling house providing care.
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Old Road West Gravesend

Comments Details

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

Reasons for comment:

Comments:	ref. 20240339 12 Old Road West, Gravesend DA11 0LJ. re. Application for Change of Use from 3(a) "private dwelling" to 3(b) "dwelling providing care for children with emotional and behavioural difficulties and/or previous drug use plus at least one adult staff member permanently residing." First I wish to endorse other Neighbours' comments that there are severe restrictions on Parking at and near this house. It is five doors away from one of the busiest street intersections in Gravesend, where B261 Old Road West crosses Windmill Street/Singlewell Road and continues as Old Road East. Furthermore, that crossroads is the location of a large and popular public house, the 'Prince of Orange'. Though this pub seems currently to be under sound management, by its very location its environs are known to afford opportunities for drug transactions. In recent years a disturbing quantity of used Nitrous Oxide capsules have littered the gutters of surrounding streets. This does not bode well for the proposed use of the property to care for troubled youngsters. I also agree with Neighbours who have previously commented that there are disturbing inaccuracies in the Proposal document. The photograph is indeed incorrect; but it is a mistake to say it is 10 Old Road West; it is actually a photograph of 14 OLD ROAD WEST, a private property completely detached from number 12! The property under current discussion, number 12, forms a single block with its semi-detached neighbour, number 10; both these properties offer no possibility of Parking; both appear to have been sold at the same time by the same estate agent (Acorn). I, like other complainants, am concerned that they may have been acquired by the same developer, and that if number 12 receives planning permission, they will then make the same proposal for number 10. This would mean that a larger care establishment, with six troubled juveniles and at least two adult staff, would occupy the two-house block, compounding the problems I have
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raised.

As for the likely professional success of this care enterprise, online searches suggest that MDM Planning Ltd. is a very small company: Mr Moses David Motzen, a U.S. citizen, appears to be the sole director, secretary and shareholder! His company has only been incorporated since late 2021. I found no evidence of the qualifications or experience that might be expected of someone wishing to undertake the challenge of running a full-time juvenile care home.

I therefore urge the relevant authorities to reject this application.

Kind regards