

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/06/2025 7:59 AM from [REDACTED]

Application Summary

Address:	East Court Farm Church Lane Gravesend Kent
Proposal:	Installation of 7 no. glamping pods/retreats and 4 no. barrel saunas with cold plunge for overnight guest use, external decking areas, permeable footpaths and vehicular track, parking and turning area, secure cycle storage and recycling/refuse storage, 2 no. private package treatment plants, landscaping and associated works.
Case Officer:	Mr Gary Edwards

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Church Lane Chalk, Gravesend

Comments Details

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

Reasons for comment:

Comments:

This objection is in addition to the concerns we raised on 14th June 2025 if this planning application is agreed.

The additional concerns

Number of glamping pods - If all pods have guests in them at any one time this will mean up to 24 people using the site. Resulting in a constant flow of lots of different groups of people coming and going. Doing what people do when they are on holiday and that is to make lots of noise, socializing, playing music and using raised voices during the day and late into the night.

Holiday / partying guests will not have the same consideration or invested interest towards the peaceful rural atmosphere of this area that all the local residents have and as such this will have a continued detrimental impact on our everyday lives in our home.

Extra lighting that is being placed around the site and as such light pollution impacting wildlife as well as the associated activities guests may do could mean disrupt sleep for local neighbours.

Potential smell of cooking odors from multiple glamping pods. We are concerned this could become an issue and is different from local residents having the odd outdoor barbeque during the summer months.

Fire pits that have been proposed within the retreat.

Fire risk to the local environment and wildlife from holidaying guests, potentially making fires and are not aware of how to do this safely.

Another issue is the concern that fire pits (as it's a novelty for guests) are in constant use. Particularly within the hot summer months the smoke from these fires potentially coming into local homes including our own.

This would become an ongoing smoke nuisance and potential issues to health.

If fire pits are constantly being lit by large groups of partying/holidaying guests, it would become uncomfortable and impossible to have windows/ doors open or be able to sit in the garden with family and friends. Smokeless fuel is not the answer to this issue as it cannot be guaranteed the fuel is always stored correctly.

We are saying this from first-hand experience of East Court Farms previous Airbnb's the log burning hot tubs and the large groups of partying guests they welcomed.

Kind regards