

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/12/2024 2:29 PM from [REDACTED]

Application Summary

Address:	Land South Of Pear Tree Lane Pear Tree Lane Shorne Gravesend Kent
Proposal:	Change of use of the land for the stationing of 2 static homes, 2 touring caravans and shared day room for Gypsy / Traveller occupation. Associated hard and soft landscaping.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Pear Tree Lane Gravesend

Comments Details

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

Reasons for comment:

Comments: I am objecting to the new development on Pear Tree Lane for the reasons set out below:

Firstly, Pear Tree Lane is a narrow country lane with poor visibility and few passing places. Accidents have frequently occurred in recent years. In addition, there is very little space for parking on Pear Tree Lane, meaning that residents and customers of the See Ho pub often park along the stretch of road near the site entrance and pedestrians have to walk along the road. Paragraph 89 of the National Planning Policy Framework (the "Framework") states that any developments must be 'sensitive to its surroundings and does not have an unacceptable impact on local roads'. However, large vehicles such as touring caravans regularly coming in and out of the site would be dangerous for other road users given how narrow the road is and the poor visibility for oncoming traffic. Approving this development would certainly increase the risk of accidents, therefore having an unacceptable impact on safety on the local roads. As such I object to the development on the basis that it is contrary to the principle set out in paragraph 89 of the Framework.

Secondly, the nature of the proposals are out of keeping with previous developments on Pear Tree Lane and the surrounding area. As noted above, paragraph 89 of the Framework states proposals must be "sensitive to its surroundings" and paragraph 135(b) of the Framework notes that planning should be "sympathetic to local character and history, including the surrounding built environment and landscape setting". Further, local planning policy CS19 states that any developments should "conserve and enhance the character of the local built, historic and natural area" and "integrate well with the surrounding local area". As confirmed in the previous decision to planning application 20200339, a distinctive characteristic of Pear Tree Lane is the openness of the area and the spaciousness of the properties thereon. In stark contrast to those established characteristics, this new planning proposal shows five structures (2 static homes, 2 touring homes and a day room) on the site, which would be crammed into a

small plot. These proposals would therefore clearly diminish the characteristic spaciousness of properties on the road and such a density of structures should not be approved. There are no similar, established patterns of development in the surrounding area meaning that this proposed development would not integrate well with the rest of the Lane.

Thirdly, this development would clearly be an inappropriate development that is harmful to the Green Belt. None of the exceptions set out in paragraph 154 of the Framework would apply to this development, meaning that by definition the development would be harmful. I would like to reiterate the reasons put forward in the decision on planning application 20200339 are all equally as applicable to this application, in particular paragraph 35 which confirms that in circumstances where Framework exceptions do not apply, development on this plot would be harmful to the Green Belt.

Kind regards