

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/05/2025 2:22 PM from [REDACTED]

Application Summary

Address:	Land At Bowesden Lane Shorne Gravesend Kent DA12 3LA
Proposal:	Application for a Proposed Lawful Development Certificate for the siting of a caravan ancillary to the lawful agricultural use.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Shorne

Comments Details

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

Reasons for comment:

Comments:	Objection to Application for a Proposed Lawful Development Certificate Regarding: Application for a Proposed Lawful Development Certificate for the siting of a caravan ancillary to the lawful agricultural use. I hereby object to the application for a Proposed Lawful Development Certificate for the siting of a caravan at Bowesden Lane. My objection is based on the following grounds: Insufficient Evidence of Lawful Agricultural Use: The application fails to provide sufficient and compelling evidence to demonstrate that the primary use of the land is indeed for lawful agriculture. Lack of Justification for the Necessity of a Caravan: Even if a lawful agricultural use is established, the application does not adequately justify why the siting of a caravan is reasonably necessary for that use. It is unclear what specific agricultural tasks or needs necessitate on-site accommodation in the form of a caravan, rather than other potential solutions. The application lacks detail on the specific functional link between the caravan and the claimed agricultural activities. Potential Impact on Amenity and Character of the Area: The siting of a caravan, particularly on a potentially permanent basis implied by a Lawful Development Certificate, could have a detrimental impact on the visual amenity and rural character of the surrounding area. The application fails to adequately address the potential visual impact and how it will be mitigated. Concerns Regarding Future Use and Potential for Non-Agricultural Activities: Granting a Lawful Development Certificate based on an "ancillary" agricultural use carries the risk of the caravan becoming associated with non-agricultural activities in the future. This could lead to an unacceptable change of use without further planning scrutiny. Clear safeguards and limitations regarding the use of the caravan should be required. Absence of Specific Details: The application lacks crucial details necessary for a thorough assessment. This includes the size and type of caravan, its proposed lifespan on the site, details of services (water, sanitation, waste disposal), and a clear site plan showing its exact location and relationship to any agricultural activities. This lack of information makes it impossible to fully evaluate the potential impacts. For the reasons outlined above, I respectfully request that this application for a
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Proposed Lawful Development Certificate be refused. I believe that the application has not provided sufficient evidence to demonstrate a lawful primary agricultural use or the genuine need for a caravan ancillary to such use, and that the proposal could negatively impact the amenity of the area.

Kind regards