

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/06/2026 4:48 PM from [REDACTED]

Application Summary

Address:	Abbey Farm Barn Church Street Higham Rochester Kent ME3 7LS
Proposal:	Application to determine if prior approval is required for a proposed; Change of use of an agricultural building into five holiday let accommodation units, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Church St, Higham Rochester

Comments Details

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

Reasons for comment:

Comments: We would like to formally object again to planning application, 20260568, relating to the change of use of the barn in Church Street to five holiday lets under a type R change of use.

We object for the following reasons:

This application is a reinvention of the wheel. It is the same application, same plans and same paperwork as the previous attempt which was refused and then refused again on appeal. It appears that by applying under different legislation the developers believe they will get approval.

My understanding is that this is an application to change use from agricultural to commercial. It does not appear to make sense. Type R includes hotels it does not include holiday lets. My understanding is that if you change the building facade then full planning would still be required. The barn is still in a conservation area and borders a listed building which will be severely affected by the plans. The barn has no views it looks over a wall at the rear and another barn to the front. There are trains using the railway line throughout the night and the area is used as an access point for Network Rail who drive vehicles up the track at all hours of the day and night. It is not a suitable place for holiday lets and there is nothing to do down here, no shops, no pub, no recreational areas with just a few footpaths.

Over the last few months, we have been blighted by increased traffic flow as National Power Networks have been using the track as access for a major

project. This has blocked the road on several occasions and has caused upset and disruption to all of the people that live down here. Allowing the planning will cause the same problems that we are having now.

We are also worried that because the footpaths have been closed for National Power since 1st April that the general public, dog walkers and Bird watchers who use this area will be unaware of this application and wont object to it. There are no planning application signs anywhere in the area.

We cannot see a business case for this application. We can see an attempt by the developers to build them as holiday lets then change the use to residential . Southern Water have recently conducted a flow test on the main hydrant outside our property and have informed us that the water pressure here is very poor as we are at the end of the line and that if there was a fire then the Fire Brigade may struggle to deal with it.

I would urge you to do a site visit and ask yourself. "Would people want to stay in Holiday Lets here".

Church Street has no gas supply and no mains drainage.

I enclose my previous objection to the failed planning application.

The area of Church Street near to St. Mary's Church has five residential properties which are all in one of Gravesham's few conservation areas.

Acceptance of this application would mean a 100% increase which is unjustifiable.

Church Street itself is a narrow country lane with no official passing places. An extra five holiday lets would produce a significant increase in traffic movement. We note from the planning statement that the developers are saying a further 40 movements in total per day. This does not include any extra delivery vehicles, vehicles bringing takeaway food, etc. They mention that they do not feel that this is significant. We, however, do. There are no pavements in Church Street, parking is already an issue and we have grave concerns that this amount of vehicle movement may result in an accident. The road is frequently used by groups, such as ramblers, horse riders, Scouts, dog walkers, etc. and is subject to a 60mph speed limit. We have sent a picture of parking issues by St. Mary's Church. The planning application allows for one vehicle per unit and no other parking spaces appear to have been allocated, presumably meaning extra vehicles will park off site, namely in Church Street.

We note from the developer's statement that on one hand they state that this is an unused agricultural barn and on the other hand, saying that the impact of the traffic would be lessened by the fact that there would be fewer agricultural traffic movements from the site!

In relation to the communal garden for all the properties, we would be extremely concerned that this area would become a communal meeting place for the holiday let residents with potential for BBQs, loud music and excessive noise. We would assume that the communal area would have to be equipped with sitting areas, play equipment and a cooking area as is commonplace with most holiday let properties. Presumably residential paraphernalia does not include this type of equipment?

The planning statement again mentions that this barn is not in a conservation area. This is clearly false and misleading.

The statement also says that there are no previous planning applications other than last year. This is again false, a previous application applied for the farm to be converted into a riding school with the barn in question being an indoor riding school

Kind regards