

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/03/2026 10:11 PM from [REDACTED]

Application Summary

Address:	The Woodlands 217 Wrotham Road Gravesend Kent
Proposal:	Alterations to existing restaurant, including alterations to elevations, additional works to accommodate plant, new corral and bin store, demolition of existing single storey side extension with erection of new single storey side extension, minor external work to existing parking bays, creation of patio and other associated work.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Wrotham Road Gravesend

Comments Details

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

Reasons for comment:

Comments: I am writing to formally object to the proposed alterations at the former Beefeater site. While the applicant suggests these are minor alterations the cumulative impact of the relocated entrance, reduced parking, installation of plant equipment, huge kitchen and dedicated delivery facilities are anything but minor. I believe this application represents a significant detriment to the residential amenity of this neighbourhood and I question if the takeaway element of this proposal isn't going to be a major component to this development, especially with the exponential use of delivery apps.

My objection is based on the following material planning considerations.

Noise and Odour Pollution (Extraction & Plant)

The proposed industrial extraction and ventilation systems are a major concern. A high-volume McDonald's kitchen generates significantly more heat, grease, fumes and odour than a standard sit-down restaurant.

I note that the odour assessment confirms the extraction system would achieve a moderate dispersion rating rather than good as set out in official guidance, this is not acceptable in such a sensitive location.

Constant Noise, unlike the previous use, these fans will run at high capacity

creating a constant noise, pollution and vibration and smells of lingering fried food that will disturb the peace of nearby gardens and bedrooms. This is a residential area next to a park and close to schools not a retail park or a motorway service station. The area has suffered for 21 years with dangerously high levels of nitrogen dioxide and is only just starting to emerge from an AQMA. Children live directly opposite, children walk directly past it on their way to schools during the busiest time of the day. Children walk directly past on their way to the park to play or to attend football & tennis clubs their health should be paramount.

Slow-moving or idling diesel vehicles are particularly problematic, as they can release up to 25% of their total Nitrogen Oxides how would this be acceptable in an area still declared an AQMA on the DEFRA website especially close to such sensitive receptors, this development would cause a breach of legal NO2 limits and significantly harm public health.

As residents we haven't seen a decrease in traffic, we've seen a substantial increase and believe that this is due to a major route " Galley Hill " into Gravesend being obsolete.

Odour Nuisance:

The wind will carry cooking smells directly toward residential houses and Woodlands Park preventing residents from opening windows or enjoying their outdoor spaces.

Loss of Residential Amenity (Noise and Disturbance)

I strongly oppose moving the main entrance and creating a new patio directly opposite residential houses, this is unacceptable. Relocating the "active" frontage toward dwellings will direct noise from customers, idling delivery vehicles, and slamming car doors directly into our homes. It's currently set back and to the side away from residents. This constitutes a clear loss of amenity for residents. I absolutely object in the strongest terms to moving the entrance, it's completely unacceptable to move the entrance closer to residential properties.

The applicant preposes opening hours from 6.30am until 10.30pm that's 15.5 hours a day 7 days a week of operational noise (not including preparation & cleaning up) staff will be arriving earlier to prepare for the day and will be leaving later all this in a residential area surrounded by families with children. Not a commercial environment like a retail park or town centre, this is a high level operation that would negatively impact the lives of those who live close by and those that want to enjoy our green space.

Parking And Highways

Insufficient for a high-volume brand, inadequate parking this will force delivery mopeds, cars, vans ect to idle on the public highway creating a hazard for pupils of Saint Georges School and users of Woodlands park. As someone that lives directly opposite within 30 metres I can tell you parking is all ready an issue with many residents on this stretch of Wrotham Road having several cars. The position of the development is in the middle of two busy crossroads adding to already oversaturated roads and creating dangerous blind spots for pedestrians and road users.

I note that there isn't a traffic impact assessment in this application.

Conflict with health and Air Quality Policies.

The site is 0.3 miles from Saint Georges school . National policy (NPPF) discourages high-calorie outlets near schools, a policy I applaud this government for. Furthermore, I note the council have the current AQMA under review but adding the high-frequency vehicle turnover of a "delivery hub" model risks pushing nitrogen dioxide levels back over legal limits, endangering the health of park users and children.

Both the NPPF (December 2024) and the Clean Air Strategy require planning decisions to sustain compliance with air quality objectives, this development p

Kind regards