

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/10/2024 7:36 PM from [REDACTED]

Application Summary

Address: DEHA Mortgages 66 - 68 Singlewell Road Gravesend Kent DA11 7PW

Proposal: Application for variation of condition 2 attached to planning permission reference number 20240277 for application for variation of condition 6 attached to planning permission reference number 20200131 for works to refurbish and subdivide the existing ground floor A1 Unit, to form part Change of Use to A5 (Hot Food Takeaway) and remaining unit to A1/A2 accommodation including changes to the existing shop front and hard standing. To allow; opening of the premises between 08:00 to 21:00 Monday to Sunday; to allow for |cr|delivery services within the permitted operation hours as approved in the aforementioned planning application.

Case Officer: Ms Amanda Cue

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Cross Lane East Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Given the extension of the deadline for receipt of comments from 7th October 2024 to 17th October 2024 I have had the opportunity to access the information regarding this application via the Planning Portal. My initial comments given below are a result of the information provided through the Planning Portal. I have found several inconsistencies in the application of conditions and dates given. The original approval of the development, 20200131, is subject to several conditions. The information below gives brief summaries of conditions only. Condition 5 mentions that bollards on the property boundary should be fully installed before the permitted development is first brought into use. The 4 in number bollards now on site were only installed recently (September 2024) and do not appear to be installed in accordance with Drawing No. D3.01 REV A. This shows 13 bollards at approx. 1m centres. Condition 4 also mentions that a ventilation extraction system should be installed prior to the permitted development being brought into use. This was installed in July/August of this year. The application form submitted with this application 20240838, gives the date that the development was completed as 20/06/2023. This is also the date given on the already approved application, 20240277, for variation of condition 6 of 20200131. I notice that the date of completion must be pre-application submission. I cannot find, from the information given, that either of the above conditions, 4 and 5 of approved application 20200131, were exempt from the overall completion of this development. If it is the case that these conditions were not exempt I am surprised that any subsequent application(s) were or are being considered or approved (20240277 and 20240838).

I have already seen customers ignoring parking restrictions, including parking on double yellow lines very close to the traffic controlled junction. This could have serious adverse effects on road safety and add to congestion. I have also witnessed more than one vehicle do a three point turn against the flow of traffic from these yellow lines.

Any form of transport, whether bike, electric bike or moped could, in the minimum, confuse oncoming traffic or conflict with pedestrians. A site visit made in January 2020 by an Appeal Inspector noted that "...statement that a management strategy will include non-powered (pushed) movement across the pavement for pedestrian safety. Nevertheless, I cannot be certain that such a strategy would be followed by riders. Riders would be likely to be under pressure to deliver hot food orders quickly and therefore they are likely to look to enter and leave the premises as quickly as possible by riding across the pavement."

Although many local residents were opposed to the approval of A5 (Hot Food Takeaway) at 1b Cross Lane East, some were relieved when a bakery opened, a more traditional business. It did not detract from the general character of the area. It did not require a delivery service. We were saddened when it closed in March 2024. Unfortunately, the new business is totally different, a fried chicken take away. Increased noise and the most unpleasant odour on some days.

Sundays were a pleasant day when traffic subsided considerably and background noise was minimal. Now we have the constant drone of the ventilation extraction system 7 days a week. The ducting on this ventilation system looks so out of place and ugly against the original Victorian/Edwardian brickwork.

The approval of application 20240277 has condition 2 attached, which in brief, does not allow deliveries to customers at any time. The reason for this condition is given, in part, as "To safeguard the amenities of occupiers of adjoining and nearby properties..." It is as valid today as it was when written in May 2024, 5 months ago.

A comment made 16th September objecting to this application is extremely important. "Measures need to remain in place to protect the interests of neighbouring houses." Thank you.

Kind regards