

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/06/2025 8:51 PM from [REDACTED]

Application Summary

Address:	19 The Fairway Gravesend Kent DA11 7LN
Proposal:	Change of use from a dwellinghouse to a children's residential care home.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] The Fairway Gravesend

Comments Details

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

Reasons for comment:

Comments: I would like to formally object the application to turn 19 the Fairway from a residential dwelling into a business premises for the following reasons:
-traffic - the road has minimal parking already, the application says plentiful off street availability but this is not correct, there are not even spaces for all residents to park in the road a majority of the time, let alone parking for 8+ staff and the contracted services providers they mention.
-Noise - the application refers to monitoring noise levels during 'quiet hours' between 11pm and 7am. This residential road is normally silent with sleeping children and families long before 11pm, so this change of use would create additional loud noise to disturb and disrupt neighbours from the beginning. On top of this how will monitoring noise levels outside of this time work, if the children are loud there is no understanding about how this would be managed.
-Need - have the company done any needs analysis of requiring additional spaces for children in residential properties? I have spoken to KCC and they are not aware of this company, which means that the Colyer Road property which already has permission (and is referenced in their factually incorrect submission for this property) are not taking local children, and are therefore working outside of the oversight of our own social services department.
-Business interactions - being a residential environment we only have private vehicles and personal deliveries/workforce coming through the road. However the application makes reference to multiple external contractors who will be visiting up to 11pm at night, but this will also include business deliveries of materials, equipment, sundries, resources in addition, increasing both the volume of traffic and size of vehicles using the road. This will be problematic at all times, but even worse during school hours when there is already increase in traffic and also to emergency vehicles who use the road frequently to gain access to patients and properties who require their service.
-publicity - I do not feel that the publicity of this application is in line with local government guidance. Minimal properties were canvases with a letter and no public signage of the planning request have been erected for public consultation.
-escalation for complaints - there is no information on how the business would deal with complaints or concerns beyond acknowledgement, and as they sit outside of county children care provisions there is a high chance these will be dismissed at point of contact leading to greater issues and the need to involve

additional services providers (local council environmental officers, police etc). -overcrowding and over intensity of use - according to the application and supporting documentation there could regularly be times when the property has in excess of 10 people in the property (2 children, 8 staff and any contracted services, therapists, cleaners etc etc). This is far in excess of what a residential property would expect to contain on a regular basis. The movement and continuous coming and going of staff, suppliers etc manifests excessive movement, excessive noise, increase in waste, residential disturbance all leading to a great increase in noise and disturbances for the families within the surrounding properties on the road.

- mitigating suggested recommendations by consulted organisations - I have concerns that any suggestions by organisations that are approached for feedback during the planning consultation will be mitigated in the same way as they were for the colyer road property. This concerns me that the risks and concerns of professions is being ignored and would leave residents at risk, as well as putting the children at risk as the owners/applicant submitting is not willing to pay for alterations even when they are for the benefit and support of the young people they are proposing to be supporting.

-Inaccuracies in the application - it contains references to different properties, refers to the property as a semi detached (it's an end of terrace) refers to a double drive being already present (there is not one at present) and states that the property does not require alterations to make this change (it is still going through a lengthy refurbishment, including attic conversion). It references 2 children yet in the plans shows 3 double bedrooms and states the ground floor front room could also be used as a bedroom making 4 potential bedrooms so throwing numbers of children residing into question.

-How regulated - the company do not have a website with any more than a holding page, the 2 people listed on companies house as officers both live in west Yorkshire. They have no listed staff members according to their companies house records and currently 5 assets. Current adverts for jobs on indeed.com list skills required such as "de-escalation, breakaway, and physical intervention if a child's behavior is dangerous to others or themselves" and the application listing just a 24 hour acknowledgement of complaints without any further detail of how they would respond give me concern that not all areas of this application have been considered or that management plans exist.

Kind regards