

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/06/2026 10:06 AM 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 street Higham

Comments Details

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

Reasons for comment:

Comments:	We strongly object for several reasons. 1. The application states a proposed change of use. However we would point out that the current barn in situ is a mere derelict shell without walls / frontage and is in significant disrepair. Substantial works would need to take place for the proposed scheme. The works needed would far exceed a "change of use" as submitted. We also would like to point out that we have witnessed various artic Lorry's entering the site with large steels and are concerned that work is being carried out prior to any decision being reached. We would appreciate investigation of such. We feel the council are being misled which I am sure from a site visit would become clear 2. The site is well within the tranquil conservation area of lower Higham - the barn is only used to store wood - although a caravan has been spotted there of late.. therefore such change of use would see a huge increase in traffic and noise to the conservation area (more on traffic below). 3. Church street is a single lane track - passage in the lane is already an issue and of late has become a significant nuisance. We have reported the issues we are currently experiencing to both gravesham borough council and also to national grid. I can send photo evidence of in frequent occasions myself and family being late for school exams / and late to work where I work as a teacher preparing students for a level exams too - where artic Lorrie's are backing up the lane and have no means of opening the proposed access gate (which national grid have taken over with their own locks) again I have photo evidence of this -
-----------	--

and therefore a chain of Lorrie's is prevented from reversing up the lane and myself and immediate neighbours have been prevented from leaving our homes. As reported to National grid and the council this is a significant risk to health safety and life should emergency services ever be required and meet such blockages - they simply would

Not be able to access the homes which reside here. The scheme proposes using the track as entrance that I am speaking of which as I have said has been taken over by National grid. The scheme is unworkable. I currently await my lorry watch from the council for this issue to be investigated further

4. As you are aware abbey farm is a scheduled monument number 1010241 - I have photos from heritage England which show how the footings and remains underground far exceed abbey farm itself and encroach into the track and yard behind. There is a duty to not ever undertake works which cause excessive vibrations and potentially disturb the site. Under the legacy data system no 23022 - the monument site is scheduled legally under the Ancient monument and architectural areas act 1979 and noted as of national importance by the Secretary of State.

5. Disturbance to wildlife is also a concern - the marshes themselves are noted as a place of special scientific interest - we often see barn owls and bats in and around our garden which are in extreme closeness to the site

6. We also do not see the market for holiday lets - the little hermitage has recently closed down and the knowle it also in the process potential change - these are the two only social wedding venues in the area where potential accommodation are needed and one has closed and the other unclear.

Should you wish to contact me for photo evidence to support my points please feel free to do so. We would urge a full site visit to enable transparency on the state of the barn and to see if any works and more so to see the issues around access. It would not be an option to change the access via the other track as this is where the monument lays underneath and such passage would cause disturbance.

Kind regards