

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/07/2025 3:35 PM from [REDACTED]

Application Summary

Address:	Clijon Farm Whitehill Road Meopham Gravesend Kent DA13 0NY
Proposal:	Retrospective building works to convert ancillary residential building for use as a home office and home gym.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Whitehill Road Meopham Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	I strongly object to this application because (1) it is inappropriate development in green belt (2) it is in an AONB which should be afforded the greatest level of protection (3) it is not a conversion of an ancillary residential building and (4) the original building - which was a chicken shed - was far smaller than this huge building. I am also concerned that there are some gross inaccuracies in the application. The application states that the work the applicant has carried out is to 'modernise a dilapidated ancillary residential building to make it more usable space.' However the original building has never been an ancillary residential building. It was simply a chicken shed. In fact if you look at the two documents submitted as part of this application under the titles plan/drawings you will note that both are entitled 'Chicken shed alterations at Clijon Farm'. This application is for a completely new building. It is not simply 'making good' as it states in the planning statement. This building replaces entirely the chicken shed, which has been demolished. Futhermore this new building is 28m long and 8m wide - far bigger than the original chicken shed. In fact it is longer than the actual house that exists on the plot, which makes it very overbearing. I've attached the Ordnance Survey Site Plan that was submitted with a planning application back in 2008 (it was later refused) for a large garage, playroom and storage area at Clijon Fram. It has on it the original footprint of the chicken shed which you can clearly see is far smaller than this new 'ancillary residential building'. Paragraph 154 of the National Planning Policy Framework (NPPF) states that the construction of new buildings in the Green Belt is generally inappropriate. This application does not constitute any of the valid exceptional circumstances. Re (c) it is NOT an extension or alteration of a building and it DOES result in disproportionate additions over and above the size of the original building;. Re (d) this IS a replacement of a building, the new building is NOT in the same use and IS materially larger than the one it replaces. Therefore there is no justification for this building under paragraph 154 of the NPPF.
-----------	---

As concerns the Gravesham Local Plan Core Strategy (2014), Policy CS12 (Green Belt) does indeed reinforce national Green Belt protections. But as this is not a case of existing buildings being reused so no allowance can be made in this case.

Re Policy CS19 (Design and Development Principles) this new building is far bigger than the previous footprint of the chicken shed and has an unacceptable impact on the openness of the Green Belt and does nothing to enhance its functionality.

Furthermore Policy C13 of the Saved Policies of the Gravesham Local Plan First Review, which relates to Extensions to Dwellings in the Countryside, says that proposals for outbuildings will be required to be subservient to the scale of the main dwelling on the plot. This is not the case here; the 28m length of this new building far exceeds the length of the main dwelling.

In addition this application concerns land within an AONB (National Landscape) and therefore benefits from statutory protection under section 85 of the Countryside and Rights of Way Act 2000. This statutory protection confirms AONBs (National Landscapes) to be amongst the most special landscapes in the UK and places where development is more strictly controlled. As a result of the Levelling-up and Regeneration Act 2023 the statutory protection given to AONBs (National Landscapes) has been strengthened and the need to resist development that would cause harm to an AONB (National Landscape) has increased. There is no justification therefore for a completely new building of this magnitude within an AONB (National Landscape).

This application therefore is not compliant with national and local planning policies and is inappropriate development in the green belt and in an AONB (National Landscape).

I also note that the applicant previously had an application for seven refused (20110264) and an appeal dismissed. Yet there is still at least one floodlight remaining that shines right across the valley, potentially harming wildlife and destroying the amenity of neighbours.

Furthermore I am concerned about a very large area of hardstanding surrounded by tall fencing that the owner recently built above the main entrance to the site. This can be clearly seen from the footpath leading up to Meopham Green and ruins the amenity of the area. A large new stable block has also been built adjacent to the footpath that crosses the owner's plot. I am aware that in this setting both of these should require planning permission.

I would implore you to take a site visit and at the same time explore the impact that all this expansion has on the local and on footpath users.

Kind regards