

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/03/2025 9:44 PM from [REDACTED]

Application Summary

Address:	Golden Lion Luddesdown Road Luddesdown Gravesend Kent DA13 0XE
Proposal:	Erection of a rear and side extension and refurbishment of the Golden Lion pub including landscaping, parking and associated works.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Sole Street Cobham Gravesend

Comments Details

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

Reasons for comment:

Comments: **### **Golden Lion Refurbishment - Ensuring Proper Planning & Oversight****

The ****refurbishment of the Golden Lion**** is a positive and widely supported initiative. However, ****Application 20250053**** requires further scrutiny to ensure it fully considers its impact on the local area. Concerns were raised at the ****Parish Council meeting**** about the lack of public awareness before submission, as well as reports of ****developments at the site that may not have received the necessary prior approvals****. These factors could ****directly affect the assessment**** of the current application.

Given the complexity of the issues involved, including ****traffic impact, lighting concerns, and potential unapproved developments****, it is ****strongly recommended that the application be called in for further scrutiny****. Additionally, a ****site visit may be necessary**** to fully understand the implications of the proposed changes and ensure that all factors are properly considered before a decision is made.

**Traffic Considerations**

The ****access roads (Luddesdown Road & Henley Street)**** are ****narrow, single-track lanes**** with very few passing places, making them highly vulnerable to congestion. The ****applicant's estimated 40 vehicle movements per hour on Saturdays**** has not been ****properly assessed**** in the context of actual road conditions. A ****detailed traffic study**** should be undertaken to:

- Assess the ****total impact**** of additional traffic, including any ****unapproved site changes****.
- Identify potential congestion issues and ****develop mitigation strategies****.
- Establish a ****realistic visitor capacity threshold**** based on robust modelling and real-world conditions.

**Lighting Considerations**

Given the site's ****rural and environmentally sensitive setting****, a ****Lighting Impact Assessment**** is essential. The ****sky lantern roof design**** and concerns about previous excessive lighting, including the ****Silverhand neon sign****,

highlight the need to:

- Evaluate **light pollution, glare, and its impact on local ecology**.
- Ensure compliance with **E1 Environmental Zone's dark sky** protections.
- Consider **low-impact lighting solutions** that preserve the area's character while maintaining safety.

Unapproved Developments & Site Visit Requirement

Reports suggest that **certain developments at the site may not have gone through the required prior approval process**. These need to be reviewed, as they could significantly **alter the assessment** of the current application, particularly in terms of **traffic impact, site usage, and compliance with planning regulations**. A **site visit** would provide clarity on these issues and ensure that the full scope of any **unauthorised changes** is understood.

Conclusion & Call for Further Review

The **community supports** the Golden Lion's refurbishment, but **proper planning scrutiny is essential**. Addressing **traffic, lighting, and any unapproved site changes** through a **detailed review and site visit** will ensure the proposal is **well-integrated, sustainable, and beneficial for the village**.

Given the **unresolved concerns and the need for transparency**, it is strongly recommended that this **application be called in for further scrutiny** to ensure that all aspects are thoroughly assessed before approval is considered.

Kind regards