

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/03/2026 3:48 AM from [REDACTED]

Application Summary

Address:	The Woodlands 217 Wrotham Road Gravesend Kent
Proposal:	Alterations to existing restaurant, including alterations to elevations, additional works to accommodate plant, new corral and bin store, demolition of existing single storey side extension with erection of new single storey side extension, minor external work to existing parking bays, creation of patio and other associated work.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Wrotham Road Gravesend

Comments Details

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

Reasons for comment:

Comments: I write to you to outline my objections for renovation works to turn the Woodlands Beefeater into a Fast Food Outlet.

My objections are focused on Material Planning Considerations:

Traffic

Has the highway safety been considered for motorist, cyclist and pedestrians along this stretch of Wrotham Road ?

Children walking to the local schools use the pedestrian walkway crossing over the entrance to the proposed fast food outlet and I fear with the extra traffic to this establishment maybe more hazardous for children crossing this area.

Many households along this part of Wrotham Road have more than one car so parking has become a bit of an issue, more vehicles are now being parked fully on the pavement from the gated entrance at Woodlands Park down to as far as the entrance to the proposed establishment, creating more of a hazard for vehicles exiting the carpark.

I have lived in Wrotham Road since 1990 and have seen a massive increase in traffic over the years.

The A227 from the A2 into and out of Gravesend back to the A2 has become a 'Spine Road' for all traffic including Heavy Goods Vehicles and is also an important route for our emergency service vehicles.

I fear the extra traffic including delivery vehicles, refuse collection vehicles, customers, takeaway service cars, mopeds & scooters entering and exiting the proposed site will just further add to this already over congested road.

Public Health

I am concerned that the proposed establishment is close proximity to a school with nearly 1500 pupils.

In the National Planning Framework it quotes 'Local planning authorities should refuse applications for hot food takeaways & fast food outlets within walking distance of schools (Dec 24)

What is the Council of Gravesham opinion on childhood obesity ?

Air pollution

After a review and assessment of air quality carried out in 2005 Wrotham Road was placed under the Air Quality Management Area (AQMA) due to high quantities of Nitrogen Dioxide in the atmosphere along the stretch of road between Cross Lane West and Old Road West, the same area where planning permission is sought.

There has obviously been an increase volume of traffic along this road so in turn it would suggest that NO2 levels have increased.

Can Gravesham Council confirm that this AQMA is still in place?

If not why not ? Are there any latest emission figures for NO2 along Wrotham Road ?

The proposed industrial extractor fans will be used constantly if the establishment uses the premises as mainly a takeaway hub, the smells and smoke emitting to the atmosphere in and around the Woodlands Park area will create a environmental hazard for families especially young children and also the local neighbourhood.

Environmental Factors

As a local resident I am concerned for the impact that litter will have on our environment especially in the adjacent Woodlands Park. This is open parkland enjoyed by families and children.

What measures will be put in place if any to ensure this area is kept clean and litter free ?

There will be increased noise from the many bulk deliveries to the establishment all day every day from lorries, refuse collections, cars mopeds and scooters collecting orders ready for household deliveries.

Noise levels from industrial extractor fans able to cope with the kitchen that will take up 48% space of the ground floor.

The original extractor fans would emit a low hum which was hardly noticeable as was the kitchen only small in comparison to the proposed layout.

Anti Social Behaviour.

I feel the proximity will encourage large groups to congregate creating safeguarding issues for children and young people.

This has been an issue at the same fast food outlet in New Road Gravesend which has needed the use of Doormen to combat antisocial behaviour.

Poor Design

With such a prominent building that has been a landmark for its neighbours fronting a busy A road I feel that once the usual corporate signage and lighting are installed this would look out of place and have a adverse impact on our locality and character, does the planning department have a policy to support my concerns ?

The Beefeater originally was a sit down restaurant only with no takeaway service available (Class E)

With proposed limited seating and a kitchen taking up almost half of the floor space it seems obvious that this will mostly be a hot food takeaway business (Sui

Generis)

Can the planning department clarify if planning permission must be sought to change of use ?

I do hope the Planning Department pay heed to the issues and concerns I have raised, I believe these are anxious times for the neighbourhood and would like to see our Planning Department decline the planning application.

Kind regards