

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/04/2024 7:58 PM from [REDACTED]

## Application Summary

|               |                                                                                      |
|---------------|--------------------------------------------------------------------------------------|
| Address:      | Barn North Of Abbey Farm Barn Church Street Higham Rochester Kent ME3 7LS            |
| Proposal:     | Change of use of an agricultural building into Five Holiday Let Accommodation Units. |
| Case Officer: | Mrs Alison Webster                                                                   |

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## Customer Details

|          |                                           |
|----------|-------------------------------------------|
| Name:    | [REDACTED]                                |
| Email:   | [REDACTED]                                |
| Address: | [REDACTED] church street Higham rochester |

## Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Comments: | <p>we object to the planning application number 20240139 on the following grounds:-</p> <p>Conservation concerns:- The yard itself does fall indeed within the conservation area of the lower Higham hamlet - there is an inaccurate reference in paragraph 2.7 of the planning statement. The area itself is situated within a medieval hamlet forming of St Marys Church, Clerks cottage, Sun farm, Abbey Farmhouse and ancient monument scheduled monument site. The area has been designated as a conservation zone to ensure the perseverance of this unspoilt area which carries with it a huge amount of history. The idea to convert the barn (which is not derelict and is still currently used commercially to support tree surgeon business' and the storage of wood as can be clearly seen from the planning photos) seems at odd with the proposal to convert the barn into leisure units. The idea to maintain one communal area would encourage the units to be let out for large bookings and would encourage noise nuisance.</p> <p>Permitted development - our understanding of development of such buildings is that such rules apply to derelict agricultural buildings. The barn itself has for the last decade been commercially for the storage of wood from the tree surgeon business' which operate from the yard. Any visit to the site would note the coming and goings of vehicles into the yard itself. The barn is not and has not been derelict. the plans themselves amount to a total disturbing of the tranquil atmosphere and are at odds with what it means to be designated as conservation zone. the owner of the yard should be contacted in this regard as former owners of one of the said businesses operating from the yard itself.</p> <p>economic development - we fail to see how the holiday units would bring any form of economic wealth into the area given the lack of amenities , shops , eateries.</p> <p>Traffic - vehicles - church street is an ancient track which is single lane in nature. its current residents are highly considerate of each other and also of the horse</p> |
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riders whom frequent daily. we have huge safety concerns that users of such holiday let not knowing the area would show the same courtesy and that an accident to vehicle, person or animal would be high risk.

we also find paragraph 6.16 of the planning statement inaccurate that the holiday let would only attract one car per unit. this fails to realise that visits may stay from different households. the inaccurate deflated 40 trips a day, realistically should be at least doubled if not quadrupled and we feel highways agency should be consulted on this with a more realistic figure.

Some weekends in fair weather the road by the church can prove blocked when visitor go for walks on the marsh and visit the medieval church, there would be a significant risk with extra vehicles and commutes and additional visitor parking that emergency vehicles would not be able to pass and get to the holiday lets themselves or indeed other neighbour properties. this would constitute a significant health and safety risk. network rail are also seen parked at all different hours should an emergency arise on the railway or for routine maintenance.

Boundaries - a clear boundary around the entire site would be essential to stop trespassing into neighbouring properties - this would see an increase into the paraphernalia of the area itself but would be essential also to stop again health and safety issues from users and the yard itself and the green barn which appears to be used commercially.

wildlife concerns - as noted in earlier objections there are several rare species are seen in the area. including rare kite birds wildcats and barn owls. the works would result in a damaging to habitats.

the hoo peninsula development plans aim to reinstate the railway for commuter use also which would amount to holiday lets very close to a railway line and unlikely sought after.

to my knowledge there is no gas supply in this area - the use large oil or LPG tanks for utilities would again lead to a big increase in the paraphernalia within the area. This could be the same for drainage, as the site isn't mains under current guidelines extensive groundworks would need to be undertaken which would argue whether this is actually a true conversion or a redevelopment.

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Kind regards