

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/12/2025 6:43 PM from [REDACTED]

Application Summary

Address:	7 The Turnstones Gravesend Kent DA12 5QD
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from C3(a) dwellinghouse to C3(b) young people's care home.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Kent

Comments Details

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

Reasons for comment:

Comments:	I am registering my full objection to the proposal of a PDLC for 7 The Turnstones. Change of use to C3(b) from C3(a) It's my understanding that GBC allows this type of change for a children's home but Case Law which exists cites that C2 planning permission should be applied. An example is: North Devon District Council v FSS and Southern Childcare Ltd (2003)JPL1191. The majority of C3(b) are granted for over 18's with physical disabilities or mental health issues. The landlord has provided his case for children but i believe he is disingenuous in his application. If he is given C3(b) will he be able to switch its use to over 18's? This is even more concerning in a quiet cul de sac location with young families and retirees. The Police report is startling and further leads to the conclusion that their report is geared more towards over 18's. I understand that the safety of the children is the Police's concern. But the need for staff to have BWV cameras and Personal alarms indicates a level of security that would have the potential to put our families at risk. The absent landlord has shown no respect towards this community to date. He suggests that no work would be required to the property to provide a safe environment for children The frontage is overgrown and full of debris as is the rear garden. It's on a bend and visibility onto the road is blocked by trees.The
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exterior is most definitely reflected in the interior. The extension is a dilapidated conservatory.

In addition, all residents have the right to a legal objection to this proposed change of use. This application has completely disregarded the Legal covenants in our Title deeds that stipulate that all properties on the Estate should be used "only for single private residence occupied by a single family" This includes 7 The Turnstones.

Any type of caring operation/business that requires staff to be on shift patterns and is operated for profit is not a normal single private family home. There are no live in carers proposed.

Should the Council/planning disregard this Legal Covenant there are a myriad of other reasons to object. Many of which will have been incorporated into the other 15 objections to date.

I have therefore only included 2 points that are of significance to the closed end of the cul de sac. This includes house numbers from 8 to 24.

1. We have only one point of access and egress.

This is on a road with NO PAVEMENT. It is used frequently by all residents.

Children walking to school, cyclists and car users.

The application suggests there could be 7 extra cars (minimum) per day, this is a significant increase of use. Many who will end up using the turning point at the end of the cul de sac.

All residents are aware of the dangers and drive accordingly.

Random workers will not have the same care and consideration and could therefore increase the risk of accidents.

The number of vehicles at change over is disruptive both in the morning and night. This, coupled with deliveries, other health care workers and educators is going to cause blockages and prevent access to our own homes or to leave our homes.

2. Should any significant problems should arise at number 7, whether it's for health, social or mental health reasons, we cannot avoid going past the property.

For the reasons provided, a PDLC should not be granted.



Kind regards