

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/08/2024 11:28 AM from [REDACTED]

Application Summary

Address: Walnut Hill Nursery Walnut Hill Road Gravesend Kent DA13 9HL

Proposal: Application to determine if prior approval is required for a proposed; conversion of a building to a commercial use Class E, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R.

Case Officer: Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Yew Tree Close Longfield

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

Object for the reasons below

This application focuses only on the existing main building to the exclusion of other higher priority matter relative to the site as a whole. It is on public record that two drainage companies have made application to use the whole site as a vehicle operating centre. In total the number of vehicles listed is 23 excluding and staff vehicle parking.

The application lacks necessary information and details, contains errors, inaccuracies and subjective statement which prevents a prior approval assessment being properly undertaken.

Planning statements are especially useful in potentially controversial cases where development is significant. In this instance the absence of information in the Planning Statement seems unlikely to be accidental or as a result of lack of awareness.

2.5 This statement appears not to be correct and fails to identify all access routes to the site, condition or distances from adopted roads or highways

4.1 There is no reference to the fact that the applicant is also looking to set up a vehicle operating centre on the site

4.2 if the information were included in 4.1 the primary use of the site would become the key issue and that of the offices incidental to that use

The floor plans indicate that at the time of preparation there were 4 we compartments which would be sufficient for up to 75 people at work. The plans also show the staircase to be fully enclosed with partitioning at 1st floor level and double doors serving the larger offices. There are no previous records to indicate when this work may have been carried out.

5.16 incorrectly states that the building was previously used as offices. Earlier planning records indicate that only 180 sq.m. Of floor space was put to this use.

If the site is to be used as a vehicle operating centre, very significant transport concerns would arise as described in other separate objections to the scheme

5.17 See 5.16 above

5.18 This statement is incorrect

6.5 Prior approval should be required and further details submitted and all relevant information passed to the Traffic Commissioner for the area if this has not already taken place

Kind regards