

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/02/2024 2:38 PM from [REDACTED]

Application Summary

Address: Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent DA12 1NR

Proposal: Conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping.

Case Officer: Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Gravesend

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: 'I object for the following reasons:

Pedestrian Access to Coombe Road:

I cannot see any advantage in having a pedestrian access from Coombe Road to the proposed development. On the contrary there are only disadvantages, the parking has reached its natural limit with the residents and the garage business. There is no room to increase the capacity and could hinder access to emergency vehicles. There is very limited turning capability and could lead to the dangerous situation of vehicles reversing along Coombe Road and into Whitehill Road with a serious risk of accidents. The actual site should provide adequate car parking for the proposed medical centre as no doubt most if not all medical staff and patients will drive otherwise the inevitable consequence will be the increase of parking in surrounding residential areas.

I believe the proposal for a pedestrian access is an easy or even lazy option without any real knowledge of the surrounding area.

Misleading Claims regarding Medical centre:

There has been no information regarding the status of the medical centre, is it actually a brand new practice or the amalgamation of other existing practices? If, as I suspect it is the latter then as I mentioned before most staff and patients will drive.

In the survey the applicant asked the question to residents "Do you support the idea of a new Medical Centre being provided in this part of Gravesend?". This is a very loaded question as most of those questioned would agree. The question which should actually be put to the patients of any of the current practices (and residents) should have been along the lines of "Do you support their amalgamation on one site?". I'm sure the response would very different.

No clear information regarding the proposed pedestrian access:

The notification leaflet nor the introduction page on the website mention planned pedestrian access on Coombe Road. Such a substantial access change to Coombe Road should have been more prominent in the advertising instead of having to hunt for it. This could have been easily overlooked by many residents.

Giving consideration to the above I object to the applicants claim that '3.2.2 Overall, it is considered the consultation was suitably advertised'.

Air Quality & Sustainability:

Increased pollution from future residents and patients of the practice. It is concerning that the impact on air quality has not been quantified in the planning document, particularly as levels are already very high at Echo Square.

Such a substantial development should be in line with Gravesham Borough Councils climate pledge to be a carbon neutral borough by 2030. I would like to know more about how this development will contribute to the councils goals such as using renewable energy and sustainable materials.

Conclusion:

As it currently stand the proposal would harm the amenities enjoyed by local residents, in particular safe and available on-road parking, privacy and the right to enjoy a quiet and healthy residential environment. Please could Gravesham Council to carefully consider the reasons for objecting to the proposed pedestrian access when making their decision. '

Kind regards