

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/02/2024 8:00 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] Old Road East Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	I object due to the size of the development due to the number of dwellings being built and the enormity of the medical centre. Boundaries - looking at the plan there are a large number of windows which will face existing properties, including my own which are less than the minimum standard resulting too close proximity to boundary lines giving inadequate privacy. Houses need to be 21 metres between each residential room and the plan is short of this. Medical Centre (MC)- Galliard's proposal states there are 20 consulting and treatment rooms, but their plans show 22, this is not accurate and misleading. At the drop-in meeting for residents Galliard talked about the Medical Centre being a positive for the community. They failed to verbally mention the fact that it is going to be occupied by the merging of two existing local GP practices, therefore 14,000 will already be registered by the time it opens leaving only 6,000 spaces for new patients. This should have been more transparent from the start and again find Galliard giving misleading and false information. The MC has been allocated 40 parking spaces, 12 for staff and 28 for patients. If the 22 consulting rooms are in constant use throughout the day, then 28 parking spaces for visitors is highly inefficient and will cause cars having to park on Old Road East and surrounding roads, resulting in traffic noise, air pollution, congestion, and potential for accidents in an already busy area. The MC on the plans is three stories high which will be overbearing to local residencies and give complete lack of privacy to those to be able to enjoy their home. As well as privacy issues the constant cars coming in, trying to find spaces (as there is an inadequate amount) will be a nuisance to the local community due to noise, lighting, and privacy issues. The council need to consider the serious impact having such a huge building overshadowing the houses and the negative impact this will have on their
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residents.

Car Parking Spaces - each dwelling, except one, has been allocated one car parking space, most of the homeowners will have more than one car so they will have to park on kerbs or find other areas around the development and in the surrounding areas. Visitors to the MC will then be parking on the side roads of the development or out on Old Road East and surrounding roads. This is not acceptable and dangerous.

Please can the council consider Galliard change the number of houses and give each house additional parking spaces so the impact on surrounding roads is reduced.

Traffic - the increase in vehicles numbers coming in and out of the development's one vehicle access point, especially as there will be a constant stream of visitors to the MC throughout the day, is a serious concern to the safety of pedestrians and other cars driving along Old Road East and the Echo Square roundabout. This area already gets congested and there have been several near misses that I have witnessed and sadly two serious accidents have happened in recent years. I fear that this increase will put more strain on the area and the outcome will be result in more accidents.

Community - the land the development is to be used for was not only used by the school but also by the local community e.g., football clubs at weekends. Galliard point 1.17 in their supplementary information states the land was solely used by the school. This is false information as it was used frequently at weekends by sports clubs and offered the community the space and facilities for the wider community. Once the school closed the land was still used by a disability charity but was then not able to be accessed due to the fields being closed and locked so access unobtainable. Once again this is inaccurate information by Galliard who also failed to engage with Sports England who opposed the development.

Other concerns - 1. The park area has not security gates and Galliard were unable to tell me how this area was to be maintained. This could result in anti-social behaviour and the park area quickly becoming neglected. 2. Lighting pollution from the MC and extra housing so close to people's boundaries, the glare would be distracting and a nuisance, especially in the dark evenings/winter. 3. Noise levels/Air Pollution - increase from cars visiting the MC throughout the day and also dwellings will increase car noise and exhaust fumes effecting negatively well-being and health.

Summary - The development and its proposed plans do not fit into the character of the area and will without doubt have a negative impact to those living near it and take away an opportunity for the local and wider community to have a good open space to enjoy for sports and leisure.

Kind regards