

Luddesdown Parish Council

Email: clerk@luddesdown-pc.gov.uk Website: www.luddesdown-pc.gov.uk



20250053

Application for Outline application for the erection of a rear and side extension and refurbishment of the Golden Lion pub including landscaping, parking and associated works.

Golden Lion Luddesdown Road Luddesdown Gravesend Kent DA13 0XE

Luddesdown Parish Council has read the planning application from Gravesham Borough Council and whilst the parish councillors support the need for the refurbishment of the Golden Lion PH the parish council would like to raise the following concerns

I think there should be a pedestrian access for those accessing the property by foot. The installation of a fence along Luddesdown Road (although needed) will make the road 'narrower', cars often pull off into the car park when meeting an approaching car. In practice with the new site improvements, I would be concerned about the safety of the pedestrians if they had to walk the extra distance to the car access point.

Luddesdown Parish Council has concerns about parking. The Golden Lion car park currently has 19 spaces but will increase to 37 spaces, an increase of 18. 4 of these will be accessible spaces. The transport assessment models the impact of the restaurant, and assumes at full occupancy, assuming 2.5 people per car, that there will be 20 spaces needed. However, this does not take into account people coming for pre dinner drinks, staying in the pub after a meal, or furthermore increased pub clientele which would seem likely as a result of reinvestment. There are also regularly 20-25 cars parked at peak times already. I understand that outside office hours, there may be overflow car parking available next to the farm cottages, but again question the safety of pedestrians walking along the road in the dark. Therefore I am concerned that overflow parking will naturally become on the road/in passing spaces/on our land and would welcome some active mitigation by the pub to ensure this doesn't become an issue in real life.

Luddesdown Parish Council are concerned about increased traffic. The report assumes that on the weekend, assuming 2/3 capacity for breakfast and lunch, and 100% for dinner, that there will be an additional 40 car movements per hour at peak times and 248 additional movements in a 24 hour period. On a higher class road, this may not seem like a lot. However, along the country lanes, this is a significant increase of traffic which is extremely worrying. As a minimum, I would like the premises to consider enticements to visitors who arrive by foot/bike/car share and would imagine this would fit with their sustainability goals I know the site has.

Luddesdown Parish Council would not like to see any extension of the live music licence or hours. The noise survey tests the current operating model but has not tested the noise of live music. The level of events currently is acceptable but I would not like to see an increase as a result of the new development. I have been assured by management that they won't be increasing and hope that this was accurate.

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Luddesdown Parish Council is also concerned about the possible light pollution from the car park lighting and the Silverhand signs. Luddesdown has no street lighting and there is little light pollution.

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