

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/12/2025 9:46 AM 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] Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to planning application 20251081 Gravesham Council.

We wish to object to this proposal on the following grounds:

1. The building is much too small for the proposed use. To provide care for difficult young people requires constant on site monitoring, as a result of which such facilities need to be large enough to have space for permanent staff. The plan shows only three bedrooms and a tiny office. This implies only 3 residents since disturbed adolescents should not be sharing rooms, but to provide 24/7 cover, 4 FTE staff are required (168 hours per week, assuming 48 hour week with changeover time.) It is obviously not cost effective to employ 4 staff for 3 people.

This suggests to us that this scheme is no more than a covert attempt to change use to an HMO, once consent has been given staffing will be reduced or removed on "economic" grounds and it will become just an unregulated hostel for people who are socially difficult, possibly with two or three to a bedroom.

2. The police proposals show they are very well aware of the likely consequence of this, in view of their request for fencing, CCTV and body cameras.

3. Given the above, the Turnstones is a cul de sac with a foot/bicycle exit to the Sandpipers/Curlews. Thus if the police are called it is easy for people committing offences to evade them on foot unless at least two patrol cars are available.

4. The route from Curlews to Turnstones is extensively used as a footpath access for children attending the two Catholic schools, almost all unaccompanied by parents, and they will be passing right by the side access to the proposed facility. Adjoining the property is a belt of trees providing potential concealment. This would facilitate the use of the building for drug dealing.

5. This is simply a fairly high density residential area of small houses and a commercial development is out of place.

6. The plan seems not to reflect the actual tree planting, and it is entirely possible that the proposed development involves the destruction of mature trees.

Kind regards