

[REDACTED]
Buckland Road
Higham
Kent ME3 7HY
[REDACTED]

Ms Amanda Cue
Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend DA12 1AU

9th April 2024

Dear Ms Cue

Objection to application 20240099

Application for change of use of an agricultural building to a light industrial use under use Class E(g).

Oakleigh Farm, Buckland Road, Higham, Rochester, Kent, ME3 7HY

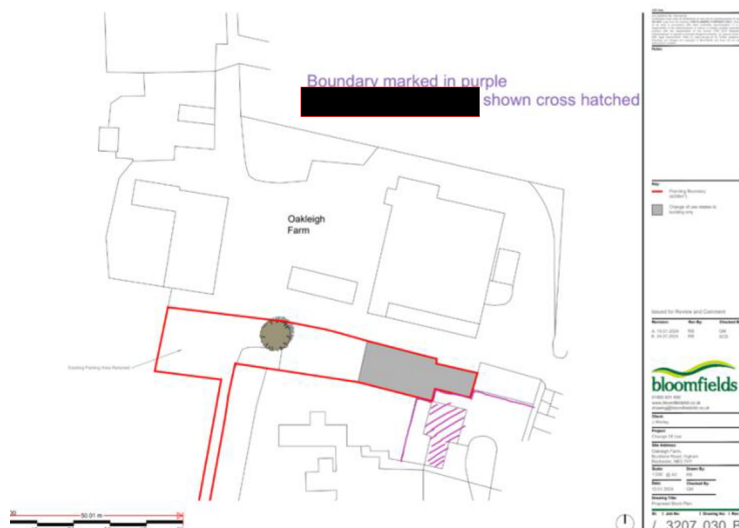
My wife and I are the owner occupiers of [REDACTED]
[REDACTED]

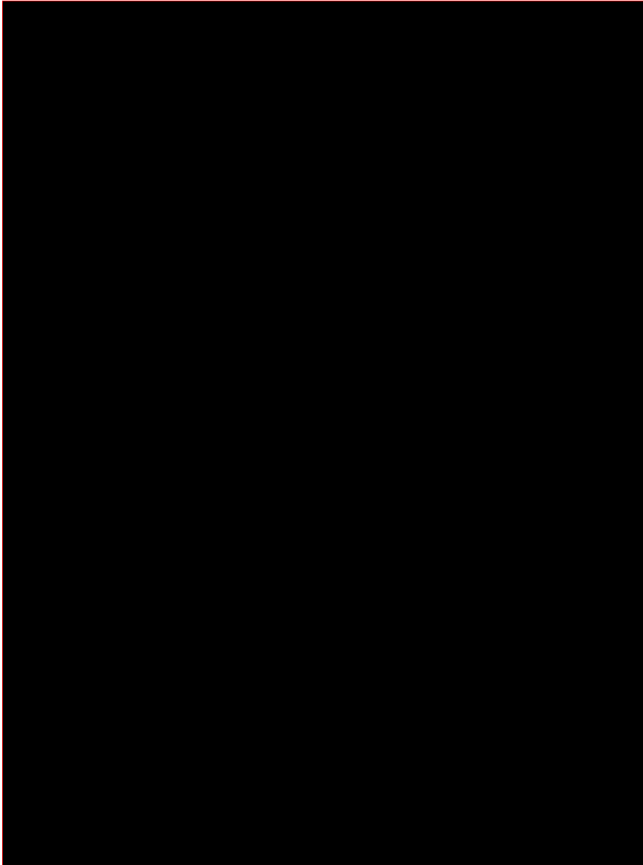
We wish to object to application 20240099.

Our objection relates to a number of specific issues which are detailed below.

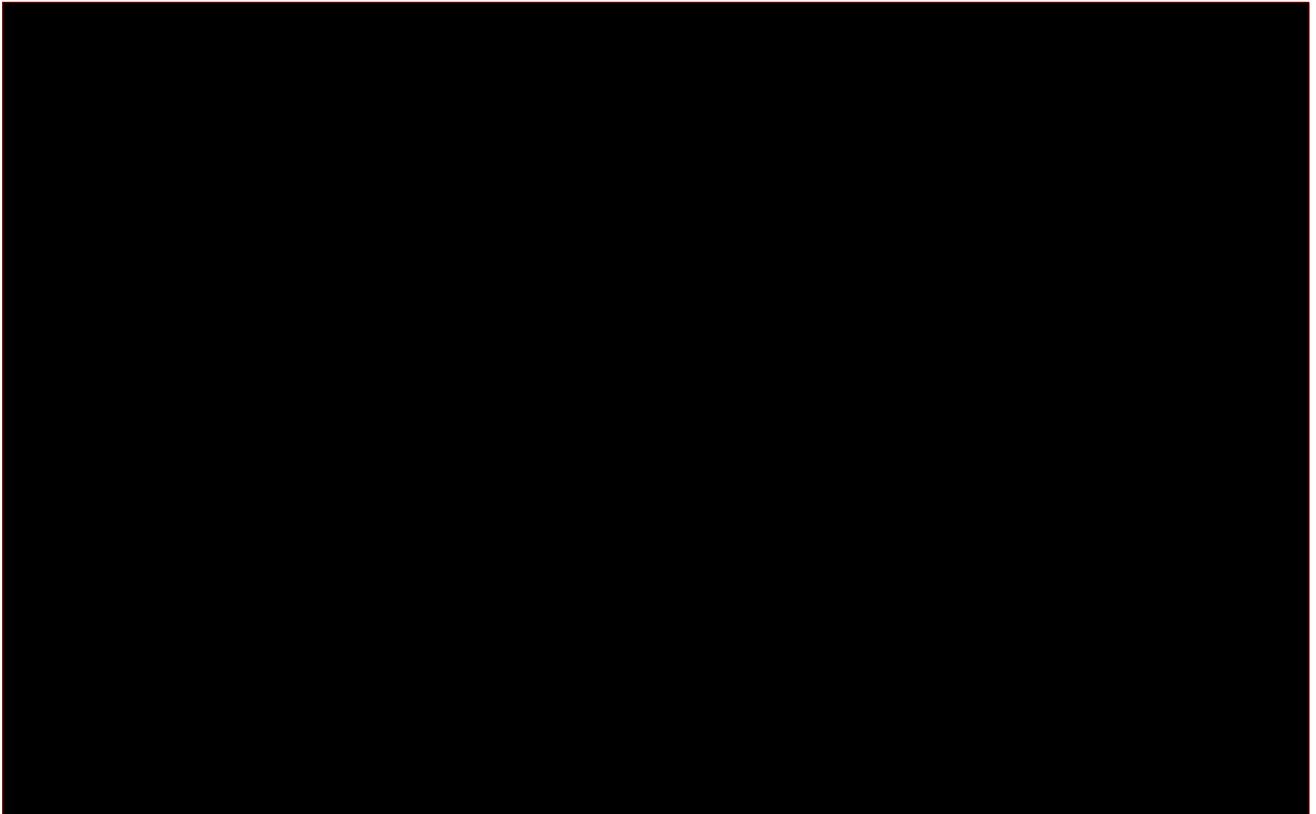
- 1) The application has incorrectly stated there are no residential properties closer than 12 metres to the agricultural building in question. (See paragraph 7.3 of supporting planning statement)

The building in question in fact forms part of the boundary [REDACTED] is approximately 1 metre from the building and therefore any light industrial use is likely to create noise that would impact us directly. Please see below marked up diagram and Google map.





In addition, the submitted floor plans are incorrect insomuch as they do not show 2 ground floor windows [REDACTED] Any use as proposed by this application would directly and negatively impact the privacy of both our rear garden and ground floor rooms at the rear of our property.



- 2) The Supporting Planning Statement incorrectly states the current hours of operation to be Monday – Friday 0800-1700

Throughout Hire Heat Ltd's use of the building there has been use at hours significantly outside of those stated, including late nights and weekends. If this application were to be granted, even with a formal restriction, we have very little faith that the planning condition will be complied with.

- 3) Our title deeds for [REDACTED] afford us a right of way "at all times and for all purposes with or without vehicles over and along the farm road" subject to paying "a fair proportion of the cost of maintaining and repairing the same". This same farm road is the access road utilised to access the proposed building.

Should this application be granted, the businesses leasing and utilising the building will likely require heavy goods vehicles (or similar) to use the farm road. This road is "un-made" and is in a poor state of repair. During our time living at Oakleigh, we have assisted with (and in some cases led) repairs to the road on multiple occasions (along with my neighbours) for the benefit of all. The heavy and more frequent vehicle traffic linked to the current usage causes these repairs and the road in general to quickly break down each time, as the access road is not fit for the purpose of accepting the level and weight of these vehicles.

The traffic that passes along the access road is often travelling at relative high speed (often regardless of the quality of the surface!). This creates a hazard for wildlife and horse owners on the farm. We have directly experienced multiple instances where ducks or other wild fowl & game birds have been run over and killed. In addition, there are a considerable number of horse owners & riders on the farm (including ourselves) - the speed at which some of the business-related vehicles associated with the current usage can be extremely hazardous to anyone on horseback or walking their horse from the farm's stables to its paddocks.

We appreciate your consideration of our objections and believe the applied for change of use should be refused.

Yours sincerely

[REDACTED]

