

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/08/2024 1:21 PM from [REDACTED]

Application Summary

Address: Walnut Hill Nursery Walnut Hill Road Gravesend Kent DA13 9HL

Proposal: Application to determine if prior approval is required for a proposed; conversion of a building to a commercial use Class E, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R.

Case Officer: Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Pescot Avenue Longfield

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I have kept horses at both Stavesacre circa 100m and The Conifers 0m from the site of this application for over 30 years, so have a vested interest and significant concerns regarding this application.

There was no visibility of this application before the current occupants started operating this site as an Operating Centre for HGV's under an Interim Licence issued by the Traffic Commissioner to which an objection has also been logged.

My understanding is to have an operating licence planning approval is also required for such operations, so current operations are assumed illegal, together with building works which appear are also ongoing.

My understanding is this is an Agricultural Site in keeping with the rural location in which it is located and is approved for use as a growing on nursery. The Barn which was added under a separate planning approval was for the purpose of propagation, welfare facilities for nursery workers and offices in connection with the operation of the nursery business only. This sole agricultural position shall be maintained.

The country lanes used to access this site are just not suitable for HGV's, steep hills, blind corners, blind tee junctions to a main road, no passing points, no pathways, overgrown vegetation, walkers, cyclists, horse riders. These lanes are not trunk roads, so not salted routinely, the risk and consequences of an HGV on an icy or wet hill are EXTREMELY HIGH. How is a cyclist, for example, expected to stop when going downhill and faced with an HGV coming up the hill taking over the FULL width of the road, there is nowhere to go, a head on collision will result.

Kent Highways I'm sure will not want the additional repairs to these lanes with HGV's breaking up these roads with regular use, presenting potholes, slips, trips and fall hazards to walkers, cyclists and horse riders.

Unadopted (Private) Longfield Avenue which leads to Walnut Hill Road is privately maintained and deliberately left as an unmade road to prevent it becoming a cut through and a rat run. The proposers of these application have already expressed a wish to level this unmade road to create access and egress (i.e. profiteering for their own gain at the expense of others), this is also opposed by the residents for the reasons above.

As stated above, I have kept horses at both The Conifers and Stavesacre, for over 30 years enjoying this tranquil area in the heart of the Kent countryside, the ability to ride horses in a safe environment and the horses enjoying this quiet peaceful setting 24 hours a day without either noise or light pollution. Such noise and light pollution would be very upsetting and detrimental the welfare of my horses which are fright and flight herd instinct animals. The same goes for horses on the country lanes, HGV's and fright and flight behaviour is not an ideal combination. These adverse conditions will only lead to horses hurting themselves and / or handlers being injured when horses are startled or frightened

It must be remembered that the light and noise pollution rise exponentially in the winter months when trees lose their leaves, and no barriers exist to absorb noise or shield the headlights and floodlights of an operations centre.

The Conifers is also a recognised, certificated camping and caravan site directly adjoined to the boundary of this proposed operations centre. How could this business be expected to continue successfully with such operations on its doorstep or its customers enjoy what was previously a peaceful country setting. The Conifers can be found on the www.campingandcaravaning.co.uk website

Not forgetting that Walnut Hill Nurseries was a growing on nursery for commercial contracts and only a handful if any public visitors per day, certainly no HGV's or excessive vehicle movements.

I also see the proposers are advertising for a Mechanic to maintain some 20 HGV's and 40 vans, see glassdoor.co.uk. 60 vehicles, the nursery you would be lucky to see 4 to 5 cars per day parked up.

I can find no planning applications for this operations centre (which is clearly taking place) on the planning portal so I'm unable to determine or comment on the proposed layout, parking arrangements, nature and times of use, use or details of other equipment to be used at the operating centre or the number and frequency of vehicle movements.

This application seems to be an enabler for other commercial applications,

The number of vehicles alone applied for in the Traffic Commissioner applications suggests that any logistics plan for such vehicular traffic will be horrific on the local area and clearly unworkable or sustainable long-term.

Local residence, horse riders, cyclists, walkers, etc. are already scared about taking their normal route down Walnut Hill Road for fear of bumping into one of these lorries. Myself included, will no longer ride my horses out until these illegal operations STOP and ENFORCEMENT starts.

Kind regards