

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/03/2024 5:03 PM from [REDACTED]

## Application Summary

|               |                                                                                                                                                                                                                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Buildings North Of Hill Farm Taylors Lane Higham Rochester Kent ME3 7JT                                                                                                                                                                                                                                        |
| Proposal:     | Application for a determination as to whether prior approval is required for conversion of existing agricultural storage buildings north of Hill Farm House to 3no. dwellings, including the insertion of windows, glazed doors, first floors and roof lights to ensure all habitable rooms are naturally lit. |
| Case Officer: | Mr Ethan Bonthron                                                                                                                                                                                                                                                                                              |

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## Customer Details

|          |                                          |
|----------|------------------------------------------|
| Name:    | [REDACTED]                               |
| Email:   | [REDACTED]                               |
| Address: | [REDACTED] Taylors Lane Higham Rochester |

## Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| Comments: | <p>We object application 20240186. The development wholly contravenes Q.2(e) of the Planning and Design Statement as it is undoubtedly impractical and undesirable to Hill Farm.</p> <p>[REDACTED] The plans contradict its claims in the Planning Statement Addendum (4) that no direct overlooking will occur simply for the fact it will occur in its very nature, as it immediately eliminates any privacy we have always known.</p> <p>Direct overlooking will occur at many points. Plot 2, bedroom 3 on first floor and north-west facing bedrooms on the first floor of Hill Farm (22-36-05) are approx. 21m apart. Plot 1 and north facing rooms of Hill Farm, including bedrooms, are approx. 16m apart. Plot 2 is 5m from our outbuildings used for a small business. These examples do not meet the generally accepted distance from existing residential property, contravening Condition Q.2 (e).</p> <p>[REDACTED] the parking totally removes privacy from our main living spaces and 3 bedrooms on the northside of Hill Farm. It will further disrupt these rooms by increased light pollution from the cars as well as increased noise pollution and CO2 levels, all issues previously non-existent.</p> <p>The parking ruins immediate and distant landscape, with views of the River Thames, Essex and London. We have lived on Taylors Lane for 40 years and we can confidently claim these views have remained unchanged since Hill Farm was built.</p> <p>Visitor parking is not included, which should be provided based on KCC Parking Standards. Public transport is not conveniently accessible due to rural location so visitors will certainly arrive by own vehicle.</p> <p>Provisions are not made in the Planning and Design Statement or Access Appraisal regarding restrictions to use of Hill Farm, for parking or general use.</p> <p>Parking via shared access between dwellings [REDACTED]</p> <p>[REDACTED] Plot 3, removing the option of a turning point.</p> |
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The plans report that traffic would increase by 2 trips in each peak hour. This is a huge underestimation. Access is via a single-track country lane, with existing limitations for cars to pass or turn. Additional traffic from residents, visitors and deliveries would impact all local residents.

The Access Appraisal Appendix D Access and Sightlines Drawing RIC-PPC-00-XX-DR-C-0001 Rev P1 does not show the substantial tree and two wooden power poles that sit in the sightline, obscuring the sightlines and forward visibility. Access to parking (22-36-02A) is on a bend that has no streetlights and reduced visibility. We believe the location is impractical in highway safety terms.

Traffic in the area will increase drastically with the development of the Lower Thames Crossing. The Western Southern Link is set to pass through Chalk, 3 miles from Higham. This crossing could see 78,500 more vehicles a day (Highways England). Diverted traffic and those wishing to use different routes may turn to Higham to reach larger towns, increasing the use of Taylors Lane.

Details on waste management or the need for additional drainage, water, and electricity are not included in the Method Statement. No details are provided for the newly included electric car charging points (22-36-02A) and how this extra supply would be installed or sourced.

Provisions are not made in the Method Statement for the briefly cited underground septic tank. The Environmental Report raises concerns of ground stability, recommending a RICS surveyor to access the land. This raises serious questions on its suitability and safety. Details on how it would be installed are not provided, nor the potential health risks being located 10m from our border.

The same report raises concerns on radon and advises contacting Public Health England. Prior approval should not be granted whilst these remain outstanding.

The impact of local wildlife that hold protected species status has not been considered, including wild birds (such as barn owls and kestrels), bats and badgers. A full ecological survey and mitigation plan should be completed.

The Method Statement suggests that asbestos in Building B would be replaced by black bitumen. Plans to dispose of the asbestos legally and safely are not outlined. Bitumen sheets are not regarded as sustainable in their production, disposal and overall lifespan, compromising sustainability claims found in the Method Statement.

Q.2 (b) of the Planning and Design Statement argues that by changing the buildings to dwellings it will eliminate unneighbourly noise. However, this does not exist as the outbuildings have not been used for agricultural purposes for the last 20 years, but used lightly as general storage, contravening Q.1 also.

Essential in our objection is the impact on our mother's health. [REDACTED]

[REDACTED]

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Kind regards