

Gravesham Borough Council
Planning Department
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

22 April 2024

Dear Sirs,

**Re: Objection to Planning Application 20240139
Barn North of Abbey Farm Barn, Church Street, Higham, Kent ME3 7LS**

As a Parish Council, we feel it is in the best interest of our village and fellow residents to object to and provide comments for the planning application that has been submitted for the above property for 'Change of use of an agricultural building into 5 Holiday Let Accommodation Units.'

We have several reasons for objecting to this planning application. Firstly, the subject barn is situated within the Green Belt and our councillors feel strongly about protecting such land from development as well as not setting a precedent for similar land in the village and surrounding areas. Moreover, the proposed holiday let would be accessible via a single-track road, which our councillors feel would be unsuitable for this type of business, where multiple vehicles would be accessing the property. Furthermore, during the build, there would be a considerable amount of construction traffic using this single-track road for access to the site.

Secondly, there is a concern that the change of use of land would result in an increased volume of traffic through Higham, which is an already busy village.

Thirdly, because of the current agricultural use of this barn, the 'Change of Use' into 5 holiday lets would require extensive development and re-modelling work, consequently altering the character within this conservation area.

Finally, there was a previous refusal decision made on 21 August 2023, under planning application reference 20230399, due to various concerns including "The proposed change of use of barn to holiday lets will result in an increase in on-site parking and associated works such as the erection of boundary treatments and introduction of

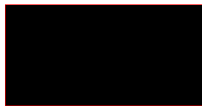
residential paraphernalia to a site that is currently undeveloped resulting in harm to the openness of the Green Belt.”

“An increase in traffic and activity to this small rural conservation area and will contribute to the cumulative harm on this sensitive environment by changing the appearance of the barn resulting in harm to the character of the conservation area.”

“Similarly, it would not accord with the aims of paragraphs 130 and 174 of the National Planning Policy Framework 2021 that seeks that developments should be sympathetic to the local character and landscaping setting and recognise the intrinsic character and beauty of the countryside.”

Please consider our objections and comments carefully, as well as the previously refused decision, when reviewing this planning application.

Yours faithfully

A black rectangular box used to redact the signature of the Assistant Clerk.

Assistant Clerk
Higham Parish Council