

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/04/2024 8:40 AM from [REDACTED]

Application Summary

Address:	Barn North Of Abbey Farm Barn Church Street Higham Rochester Kent ME3 7LS
Proposal:	Change of use of an agricultural building into Five Holiday Let Accommodation Units.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Church Street Higham Rochester

Comments Details

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

Reasons for comment:

Comments:	I once again object to the proposals for the following main reasons: I appreciate the plan has been amended to reflect the reasons for refusal, but again, this in an area that needs protecting, not expanding! This proposal seems to have gone somewhat 'under the radar' so I would also kindly ask that the planning team revisit the objections raised in application Ref. No: 20230399. In relation to the extra traffic report, it states that 40 extra car journeys per day would be expected. That is a lot more than the current flow of ZERO traffic to the barn! The proposal claims this would not be an impact, but this is in reality very short sighted. 1 car per property is unrealistic, people will visit for the day or to celebrate overnight and many families travel in 2 cars due to luggage and other commitments etc. Without the provision for 'visitor' parking, these extra cars will be parked in the surrounding properties, causing disruption to the local community and that of the church. There is potential to sleep more (Pull out/sofa beds). There is NO provisions for parking of visitors, which will impact on the neighbours allocated parking needs, and there is NO parking! This can easily lead to blocking of neighbours access and right of way, parking on banks, tight spots, passing places or opposite driveways etc. Most holiday-lets are rented for celebrations which will lead to additional noise, light pollution etc. Lack of control of who is in properties that may not respect the local peace of a conservation area. This would impact on the local wildlife and the whole local neighbouring community. These 5 extra properties would most likely be for a week or weekends at a time, with traffic arriving, leaving, shopping deliveries and going out daily, would be a huge negative impact! This would disrupt the local peace of the conservation area.
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Dispite the proposal, the extra traffic during building works and thereafter will have a negative impact on the local surroundings, extra traffic of HGV deliveries causing more disturbance and air pollution. There is currently ZERO traffic. All of which disturbing the local wildlife in the conservation area. It has been recently noticed that owls and bats have been in the field around the barn, this has become a safe space for them, undisturbed for many years!

Support of local economy is a far-fetched positive, most shops are miles away, mainly driving distance. The effect on the immediate local 'economy' would only be a hinder, not a benefit.

Extra waste from 5 extra dwellings. Still NO proposals in plans, so where does all the extra waste from incoming and outgoing tourists get controlled. I can only imagine the additional traffic of a private firm taking it away to be clean and ethical to the conservation area, as normal collections are only bi-weekly. Commercial bins are noisy and an eyesore!

Appreciate the wording of the planning would not allow more to sleep with controlled bookings, but this again is very unrealistic, even with control, people will push the boundaries and what is the punishment? A small fine? The real and only punishment would be to the neighboring properties.

Past applications lead me to think this application is exploiting a loop hole that can be later changed (holiday to residential). Even if these do remain as holiday properties, where does it all end?! It will encourage more holiday letting and the potential of glamping and touring in the surrounding area in the future, causing even more disruption to the neighbors and their well-preserved local conservation area!

Kind regards