

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/08/2026 1:44 PM from [REDACTED]

Application Summary

Address:	Queens Farm Queens Farm Road Shorne Gravesend Kent
Proposal:	Change of use of the existing livestock building to create x5 light industrial (Use Class Eg(iii) / storage (Use Class B8) units with x1 agricultural unit and installation of roof-mounted solar panels, along with the conversion of an existing agricultural unit in a building to the west of the site to a workshop (Use Class E).
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Queens Farm Road Gravesend

Comments Details

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

Reasons for comment:

Comments:	I object to this application. The proposed five flexible commercial units (Class E(g)(iii)/B8) and expanded joinery workshop would intensify traffic, noise and disturbance in a narrow rural lane within the Queens Farm Conservation Area, harming residential amenity, heritage setting and highway safety. (1) Personal impact on our home and family: As occupiers of the most historic dwelling adjoining the site, we already experience the existing agricultural activity at Queens Farm directly within our home and garden - including noise and vibration from vehicle movements associated with the grain store and workshop. The introduction of additional, less predictable commercial and industrial traffic risks materially worsening noise, vibration and disturbance to our family's everyday life, including outdoor time, remote working and rest. Queens Farm Road is effectively single-track for larger vehicles, and we regularly experience difficulty when two vehicles meet, often requiring reversing onto verges. This already causes delay on ordinary journeys - school runs, medical appointments, daily errands - and any increase in commercial vehicle movements will make this worse and less predictable, since occupiers of the new units will have no control over their suppliers' or customers' routing or timing, as Shorne Parish Council's Lorry Watch experience with Green Farm Lane already demonstrates. (2) Undefined use, unknown impact: Units 2-6 have no fixed end use, so future noise, vibration, plant and vehicle
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activity cannot properly be assessed. The applicant's own noise and vibration report admits the plant to be installed is "unknown."

(3) Road unsuitable for further HGV traffic:

KCC Highways confirms Queens Farm Road is "very narrow in places," with unresolved concerns about HGV routing via the weight-restricted Green Farm Lane. Given the road already struggles with two cars passing safely, any additional HGV movement is unsustainable on this substandard rural lane.

(4) Cumulative harm from Apex Business Park should count against, not excuse, this scheme:

Local evidence already documents HGVs unlawfully using weight-restricted Green Farm Lane to serve Apex Business Park and Queens Farm units, with a Lorry Watch scheme in place to report breaches. The Dickens Country Protection Society's own consultee response cites these breaches in urging tighter control of this site. Approving further commercial floorspace compounds a problem the Council has not resolved, rather than justifying it.

(5) Existing agricultural traffic is not a fair comparator:

KCC's acceptance relies on the site "already" seeing occasional, seasonal agricultural vehicle movements. Continuous commercial deliveries by vans and HGVs differ in frequency, unpredictability and character, and should not be waived on that basis.

(6) Heritage, vibration and lighting risks:

The site sits directly opposite the historic Queens Farmhouse within the Conservation Area. Vibration from heavier vehicles and plant is unquantified given the unknown end-use, and no lighting scheme has yet been fixed, risking light spill onto neighbouring historic properties at night.

(7) Conclusion:

For the reasons set out above, I ask that the Council refuse this application.

Kind regards