

Comments for Planning Application 24/00139

Application Summary

Application Number: 24/00139

Address: Merrydown Station Road Martin Mill Kent CT15 5LA

Proposal: Change of use of land for the siting of 1 glamping pod with access and parking

Case Officer: No case officer assigned

Customer Details

Name: Mr James Chenery

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been a resident in Old Roman Road for approximately 12 years. It is a residential area accessible via Old Roman Road which is to the best of my belief no more than a footpath over which residents have the right to pass in their vehicles in order to reach their properties. It is repairable at the resident's expense. Whilst my property is approximately 50 metres from the site of the proposed development there are some issues that cause me concern.

This is a private residential area and the proposed site is bordered directly by three dwellings with another situated directly opposite. In the immediate vicinity are four other dwellings, all of which are likely to be directly impacted by this development. As this is to be marketed as "holiday accommodation" logic suggests that visitors will be taking advantage of the accommodation and outside space to enjoy themselves and with that there is likely to be a regular increase in noise disturbance, potentially into the evening and night that otherwise would not be there. This in turn could lead to broader anti-social behaviour issues.

I note from the application that there is no stated strategy for dealing with sewage or disposal of other waste. I am aware from an earlier application that a septic tank had been proposed. With no intention stated to join the mains waste system it is unclear how the applicants intend to deal with this issue. Putting a septic tank in place would require significant excavation of the land meaning heavy machinery accessing the plot via Old Roman Road. A septic tank would also require regular servicing which again would necessitate use of Old Roman Road for access and cause unnecessary disruption to residents.

I am concerned about the "change of use" of this land. As previously stated Old Roman Road is a private residential area and at present there are no commercial enterprises at any of the properties or on any of the land in the location. If permission were granted in this instance to change the use of land for commercial purposes what measures would be in place to protect residents from further issues should other property or landowners in the area wish to do likewise? My view is that this is a residential area and should be protected as such.

As a final point I refer to the conclusion on the supporting statement that the area would likely benefit from another accommodation option for tourists. Martin Mill is already served well by the substantial Keat Farm camping and caravan site which has its own onsite café, the only venue of its type in the village. It is true that there are several other accommodation options provided locally by residents but these are within private dwellings or converted outbuildings to the best of my knowledge. This is a proposed development of a garden area which is unlikely to benefit anyone beyond the applicants. It will likely bring an increase in vehicular traffic accessing the site via Old Roman Road. It will also likely bring unwanted noise pollution to an exclusively residential area which in turn could manifest into broader anti-social behaviour problems. It will also generate additional waste and pollution at the site. This is of no benefit to current or future residents and its potential impact on the local economy is negligible at best.

I'm afraid that I can see no tangible advantage to the area from this development and such am opposed to it.