

# 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: Mrs Marian Andrews

Address: Not Available

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing in with reference to 24/00139.

The re-submitted application for change of use of land to Merrydown, Station Road, Martin Mill, from 3 glamping pods to 1 with access and parking to the site via Old Roman Road.

There are currently no suitably placed Notices displayed at Merrydown, Old Roman Road itself nor the proposed entrance to the site, Informing the public of this re-submitted application. The proposed site is also bordered by two other dwellings and one directly opposite the site with four other dwellings all of which could be directly impacted by this development and its imperative that Notices are displayed to adequately fulfil the public requirements and the resident's it will impact on are able to see these notices.

Old Roman Road is a quiet residential area with access for those residents from Station Road and is a footpath which residents of Old Roman Road have right to pass in their vehicles to reach their properties. The upkeep of which is at the expense of those residents only.

Our property borders the proposed site and as a result if granted will undoubtedly have a massive impact on our lives.

The rear of the Pod appears to be backing directly onto the shared / our hedgerow and although the design is "eco-friendly" however the structure is huge, and the height will tower above the hedgerow which currently provides our privacy.

The Glamping pod is described as "holiday accommodation" and by its very nature visitors will want to have fun, enjoy themselves and party as they are on holiday. With its outside space and BBQ area this would suggest by its own description that there will be an increase in noise pollution

throughout the site at all times of the day and into the evening or late at night which currently would not be there. This could also bring rise to unnecessary antisocial behaviour issues. The Pod's accommodation to my knowledge is potentially designed to sleep between 2 - 6 people.

The Glamping Pod is described as holiday accommodation and not intended to be permanent accommodation, however the potential for the applicant to let this out to holiday makers all year round or use as a long let one is highly likely should permission be granted.

There is likely to be an unnecessary increase in vehicular noise and traffic using the lane to access the site by the applicant and potential holiday makers, despite the proposed parking space at the front of the applicant's property, which is some considerable distance from the site and the entrance to the rear of their garden which is the proposed site itself. Parking space in Martin Mill is a local issue since the charge for parking at the Railway Station and impact heavily on the residents access to their homes.

There is no clarity on how the sewage or disposal waste will be dealt with and if there is a requirement for a septic tank this will cause massive disruption to the lane and require large excavation work.

Old Roman Road is a private residential area and there are no commercial businesses at present at any of the properties or on any of the land in the location. If permission were granted for change of use of this land for Commercial purposes. What measures would be put in place to protect current and future residence from further development on properties or landowners in the area to do the same. This location is residential, and we feel this should remain as such.

The applicant points out that the location in and around Martin and Martin Mill is a popular area with tourists and holiday visitors to the district. There are indeed multiple Airbnb facilities and holiday lets within Martin, Martin Mill and several of the surrounding villages sufficiently accommodate those wishing to come to the area. These accommodations are either within the dwellings of residential properties or a building/outbuilding that is already erected and converted to suite holiday accommodation to my knowledge. There are also a number of well-established caravan sites in and around this area which are available for tourists.

Keat Farm campsite is a well-established facility in the village with its own café serving the local community very well. This site which runs parallel to the railway line as you leave the village is predominantly set away from most residential properties in the village and has open fields either side with the area for visiting tourists/campers etc situated at the far end of the site therefore I should image having no impact on residents.

There is no benefit to the current or future residents nor to the local community. The proposed developments impact on the economy is unnecessary and negligible and I feel that the only benefactor to this development is the applicant and I see no benefit or advantage to the area from

this proposed development and as such am opposed to it.