



Application: 20250604

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

**SCHEDULE 2, PART 6 (AGRICULTURAL AND FORESTRY) OF THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS
AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS GRANTED
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To: **Mr Sengupta, Cobham House Vineyard Ltd
C/O Mr Dan McEwan, Work By Here Ltd
Suite 230 Afon Building
Horsham
RH12 1TL**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** for the relevant matters for the development of land as described below **IS GRANTED**.

at **Cobham House Vineyard
Gold Street
Cobham
Gravesend
Kent
DA12 3AA**

and being **Details related to 20240544 for the Erection of a winery building and hardstanding.**

Referred to in your application dated 16th June 2025.

CONDITIONS:-

1. The development shall only be carried out within the period of five (5) years from the date of this notice. The developer shall notify the Council as Local Planning Authority in writing within 7 days of the date on which the development was substantially completed.

Reason To comply with Schedule 2, Part 6, Class A.2 (2)(d)(vi)(aa) and A.2 (7) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details approved as listed below:

Application Form - dated 17 June 2024;
Planning Statement (ref. 0431);
Supplementary Information - Noise Impact Assessment by Chris Wood Acoustics (ref. 231_02R_1-0_CWA) - dated 05 June 2024;
Supplementary Information - Lighting Design Report by Alan Tulla Lighting - dated 14 June 2024;

Supplementary Information - Noise Impact Assessment Addendum by Chris Wood Acoustics (ref. 231_01M_1-0_CWA) - dated 26 September 2024;
 Supplementary Information - Highways and Transport Rebuttal Statement by GTA Civils and Transport (ref. 12953) - dated September 2024;
 Supplementary Information - Vinescapes Operational Addendum;
 Supplementary Information - Landscape and Visual Impact Assessment Rebuttal Statement by terrafirma - dated 26 September 2024;
 Supplementary Information - Landscape and Visual Evidence and Appraisal (vol 1) by terrafirma (ref. 2537-TFC-00-ZZ-RE-L-8001) - dated September 2024;
 Supplementary Information - Landscape and Visual Evidence and Appraisal (vol 2) by terrafirma (ref. 2537-TFC-00-ZZ-RE-L-8002) - dated September 2024;
 Unnumbered Location Plan - Site Location Plan (scale - 1:1250);
 Drawing no. 10600 - Rev. 03 - Proposed Block Plan (scale - 1:500);
 Drawing no. 10650 - Rev. 00 - Proposed Block Plan with Additional Planting and Visual Mitigation;
 Drawing no. 20050 - Rev. 04 - Basement Floor Plan - Proposed;
 Drawing no. 20150 - Rev. 04 - Ground Floor Plan - Proposed;
 Drawing no. 20250 - Rev. 04 - Mezzanine Floor Plan - Proposed;
 Drawing no. 20350 - Rev. 04 - Roof Plan - Proposed;
 Drawing no. 50050 - Rev. 07 - South and West Elevations - Proposed;
 Drawing no. 50150 - Rev. 07 - North and East Elevation - Proposed;
 Supplementary Information - Additional Noise Assessment Information by Chris Wood Acoustics (ref. 231_02M_2-0_CWA) - dated 04 June 2025;
 Supplementary Information - Ecological Appraisal by Libby Morris Ecologist - dated 16 June 2025;
 Supplementary Information - Landscape Management Plan by B Weller - dated 28 May 2025);
 Supplementary Information - Email from Agent (15/10/2025) - Details Relating to Bottling Plant;
 Drawing no. 0811.01 - Rev. D - Landscape Plan;
 Drawing no. 0811.02 - Measure to Promote Biodiversity Enhancement.

Reason For the avoidance of doubt, in the interest of proper planning and to ensure that the development complies with Schedule 2, Part 6, Class A.2 (2)(v)(aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. If the use of the building hereby approved for the purposes of agriculture permanently ceases within 10 years of the date from which the development is substantially complete, the building shall be removed from the land (unless otherwise agreed with the Local Planning Authority) and the land returned to its condition before the development commenced or such a condition as agreed in writing between the Local Planning Authority and applicant.

Reason To comply with Schedule 2, Part 6, Class A.2 (5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Your attention is drawn to the following informatives

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3 CODE OF PRACTICE FOR CONSTRUCTION/DEMOLITION SITES WITHIN THE BOROUGH OF GRAVESHAM

This Code of Practice relates to all building sites in Gravesham and is given to ensure best practice is achieved equally throughout the borough. All aspects of the code apply to every building site and will only be altered on an individual basis if there are found to be special circumstances on that particular site. Any amendment made will be in writing by an authorised officer of the Environmental Health Department. The following circumstances are given where consideration will be given to a variation in the Code of Practice:-

- a) Where occupiers of noise sensitive properties are unlikely to be affected by the works.
- b) Where the work cannot be carried out during the hours specified because of the requirements of another authority such as the emergency services, utilities, traffic management authorities etc.
- c) Where the site location is isolated or where the works are in a mainly commercial/industrial area with few residential properties.

In all the above cases the onus will be on the applicants to provide written justification as to why the code should be varied. When making such a statement the applicant must include the following information where appropriate:-

- i) Location, nature and duration of works.
- ii) Measured/predicted noise levels and background levels.
- iii) Measured/predicted vibration levels.
- iv) Proximity and numbers of residential properties.
- v) Evidence of public consultation/information to persons likely to be affected.
- vi) Written evidence from the appropriate authority (in instances where b) above applies).

In order for adequate consideration to be given by this Council to a request for deviation from the Code of Practice, any proposal must be provided in writing to the Environmental Health Services Manager at least fifteen working days prior to the works starting.

On developments where construction/demolition is undertaken on contaminated land, work will be required to be carried out in a way which will be specified within conditions of the site's planning approval.

The requirements of this Code of Practice should prevent unnecessary disturbance to nearby residents. In the event of a nuisance being caused due to work not being carried out in an appropriate way, the council may take enforcement action to resolve the situation.

Please note compliance with Health and Safety requirements arising from construction/ demolition work shall be given priority over this Code of Practice.

BURNING OF MATERIAL

It is expected that no burning of materials shall take place on a construction or demolition site. Where the contractor is of the opinion that this is unavoidable he shall make representations to the council for consideration. No burning will be allowed to take place without written authority from a

suitably authorised officer of the council. Any burning so authorised will be subject to strict controls which will include, amongst other matters, the following:-

- o A strict control on the amount of material burnt at any one time.
- o Burning is carried out under the direct and continuous supervision of the person responsible for the site or a person authorised to act on his behalf.
- o All material shall be kept dry prior to being burnt.
- o The wind shall be positively blowing away from nearby residential or other sensitive buildings. Where this is not possible burning shall take place in still weather.

NOISE AND VIBRATION

Where sensitive premises are likely to be affected by noise and/or vibration, all works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the council, shall be carried out only between the following hours (these to be known as normal working hours) : -

Monday - Friday 08:00 - 18:00

Saturdays 08:00 - 13:00

Sunday and Bank Holidays. No works audible at the site boundary or any other place agreed by the council.

In addition to the above times the contractor may use up to one hour before and up to one hour after normal working hours for start up and close down of activities. Examples of these activities would be:

- a) Day to day maintenance, checking, lubrication and cleaning/washing down of plant and machinery.
- b) Refuelling of plant and machinery (from on-site storage facilities only).
- c) Deliveries and unloading.
- d) Site inspections and safety checks, but excluding any works necessary to make the working zone and/or construction site safe (which are to be undertaken within normal working hours).
- e) Arrival and departure of workforce and staff at the construction site, but only in so far as the arrival and departure times provide for the minimum time necessary to undertake the tasks allowed by these start up/close down activities.
- f) Site meetings.
- g) Site clean up.

NB The start up and close down periods are not to be regarded as an extension to the normal working day.

Where the site boundary/entrance is located adjacent to noise sensitive areas it must be ensured as far as possible that vehicles do not arrive on site outside the times laid out above. Where this is found not to be possible, drivers of vehicles arriving at the site before it is open must not leave the vehicle's engine running or cause other excessive noise/pollution whilst they are waiting.

On the site itself, best practicable means as defined in section 72 of the Control of Pollution Act 1974 to reduce noise to a minimum shall be employed at all times.

Compliance with BS5228 Part 1:1997 'Noise control on Construction & Open sites' is expected as a minimum standard. This requires amongst other things that all plant and machinery in use shall be properly silenced, maintained and used in accordance with the manufacturer's instructions.

Criteria and procedures for vibration control are assessed using different parameters as follows:

- * Vibration Dose Values (VDVs) are used to protect the occupants and users of buildings from disturbance. (VDVs are defined in BS 6841 and their application is discussed in BS 6472).
- * Peak Component Particle Velocity is used to protect buildings from risk of physical damage. These are assessed in accordance with BS 7385.

Best Practicable means shall be used to control vibration levels so that the following Vibration Dose Values measured on a normally loaded floor in accordance with BS 6472:1994 are not routinely exceeded as a result of works.

Building Type	Period	VDV (ms-1.75)
Residential Buildings, Educational Establishments, Offices and similar	Normal working hours	0.4
Commercial	Normal working hours	0.8

Best Practicable Means shall be used to control Peak Component Particle Velocity measured at the base of any building in accordance with BS 7385 does not routinely exceed a level of 10 mm/s.

In instances where complaints of vibration are received within any adjacent property then the contractor shall immediately take all measures necessary to demonstrate that the vibration levels are below the limits shown in the paragraphs above.

Where the results of any monitoring indicate non-compliance with the limits stated above, the contractor shall immediately change the method of working, and/or the plant being used. Prior to the work recommencing, the contractor shall satisfactorily demonstrate that the new arrangements satisfy the vibration limits.

DUST

Dust suppression techniques shall be used on site where significant quantities of spoil or fine aggregates are stored and/or where the site location is such that it is likely persons living in residential properties are going to be affected by wind blown dust.

Spoil temporarily placed on site shall be located as far away from sensitive properties as possible. The height of stored material shall be kept as low as is practical and water sprayed onto the surface of the piles shall be used as appropriate to keep the surface damp.

Where longer term storage of fine aggregates and other potentially dusty material is necessary, suitable storage facilities shall be used where practicable in order to screen these materials from the wind. This stored material shall be located so that it is as far away from sensitive properties as possible and measures to prevent wind blown dust shall be adopted. These shall include:-

- * keeping the height of stock piles as low as possible,
- * using water sprays as appropriate whilst minimising the production of excessive runoff,
- * minimising the re handling of dry construction materials and spoil,
- * keeping the loading drop heights to as low as possible,
- * where appropriate applying the surfaces of roads on site with water sprays as necessary and/or using wheel-washing facilities.
- * all materials transported to and from the site shall be conveyed by suitable vehicles in enclosed containers or using other adequate wind shielding measures such as sheeting.

The person responsible for the site shall keep on site a daily log book which will be available to visiting authorised officers and shall list the following:-

- * the conditions on site,
- * whether any wind blown dust was visibly coming off the site,
- * what control measures were carried out, and
- * what the results of these were.

COMMUNICATION

It shall be a matter of priority for a contact name and telephone number to be set up in order to enable ready two-way communication and contact with the council and local residents. In cases

where work likely to cause a disturbance is to be carried on out of normal working hours, the phone line would be manned whilst the work is ongoing.

LIGHTING

Where security and/or site lighting is used, this shall be located and directed or screened so that it does not cause undue intrusion to adjacent occupied residential properties, or sensitive areas, or constitute a road hazard, and shall be chosen to limit light pollution effects such as "glow in the sky".

Dated: 31 October 2025

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Windmill Street
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