

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/07/2024 6:44 PM from [REDACTED]

Application Summary

Address:	Land At Cobham House Vineyard Gold Street Cobham Gravesend Kent DA12 3AA
Proposal:	Application to determine if prior approval is required for a proposed; Erection of a winery building and hardstanding for Agricultural or Forestry use of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gold Street Luddesdown

Comments Details

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

Reasons for comment:

Comments: I absolutely object to the latest application, further to the petition against the same location that attracted objections from 480 local people (Petition · Stop Gold Street Winery - United Kingdom · Change.org), due to the obvious visual location of the steel shed, the disturbance from unconsidered noise associated with bottling, increased traffic to, from and around the site, and access to it that results in the maximum loss of tranquillity and effects a major change in the character of the area.

Disturbance and Changes in character of the area

The site would generate a substantial amount of noise, as bottling is the noisiest (see <https://www.youtube.com/shorts/Tt0i0E47YpY?feature=share>). The applicant's noise report ignores this, as well as the effects of the disturbance upon tranquillity from fork lifts, lorries, tractors, roller doors and other activity. Bottling is very disruptive and intrusive, and winemaking is an intensive year round process. To have a structure that is 9 metres high and 40 metres long, situated anywhere at the top of a valley is illogical and unnecessary. The vineyard is only 28 acres which is a small scale and does not justify a structure of this type or scale. Other vineyards of similar scale in the area do not have these facilities which raises the question of why this needs to be approved. Especially when it is placed in an area that is designated as a National Landmark. The proposed facility will require protective fencing, intrusive security lighting, large areas of hard standing and almost 24hr activity - all further damaging the environment and the peace that brings so many visitors to the footpaths of Cobham and Luddesdown. Additionally, as mentioned, 28 acres is a small vineyard which opens up questions of whether, if the vineyard proves to be unprofitable, the owners would use the opportunity to switch the 'brown field' (as it will then be) to residential purpose. This would bypass the regulations protecting our National Landscape.

Mr Sengupta has confirmed to Cobham Parish Council on previous emails that he intends to employ up to 15 people, probably from the visitors' centre mentioned in his applications, which will draw large numbers of the public. The proposed site is on a narrow country lane with poor visibility and very limited passing opportunities. The plans will drastically increase the traffic and thereby increase the congestion and risk of accidents. As the council should be aware, when the M2/A2 has traffic issues, Batts Lane and Gold Street become heavily used 'rat runs' that make the lives and day to day travel of residents almost impossible. To allow construction of the winery and bottling plant will bring with it HGVs and a greatly increased volume of traffic.

Access:

The proposed new access is on a dangerous series of blind bends in Gold Street. A sad reminder of how dangerous it is has been the fatality that took place in the village last week. This new access would change the character of the area and is unnecessary as there is one a little further down that the applicant was happy with in his last application. This single carriage country lane would not cope, traffic from 10-15 employees would be very visible at the highpoint of the land as would large numbers of the public attending a visitors centre that would risk more accidents on our rural lane.

Gold Street omits HGV traffic and access from Silverhands Vineyards is forbidden due to this reason.

Finally I wish to state that if a building is essential (I doubt it is), then it must not be so large as to be obtrusive. I also believe that, due to noise and light pollution it should be located where it does not impact the village of Luddesdown which is in a valley - and thereby more susceptible to noise and light from higher up the valley.

Kind regards