

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 4:27 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] Henley Street LUDESLOW

Comments Details

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

Reasons for comment:

Comments:	I wish to object to this application, further to the petition against the previous application that attracted objections from 480 local people. The obvious visual location of the steel shed; the disturbance from unconsidered noise associated with bottling; increased traffic to, from and around the site; would result in the maximum loss of tranquillity and effect a major change in the character of the area compared to alternative locations - where the harm would be less and attention would not be drawn to it. Location: It is to be positioned at the highest point on the site and so most visible of any locations on the 28 acre site and will be seen from Greenlands, Sole Street and Gold Street. During a meeting with representatives from the Parish Council, Mr Sengupta and his wife indicated a big reason for locating the building at this site is because 'of the view'. This means it is most obviously prominent hence it damages the landscape the greatest. In the light of permitted development and the allowance of a barn, I believe a location at the eastern end of the field is the most acceptable alternative location - away from the prominent position in our valued public landscapes, as this would lessen damage to the enjoyment of the National Landscape. Disturbance and Changes in character of the area The site would generate a substantial amount of noise, of which bottling is the noisiest. The applicant's noise report ignores this, as well as the effects of the disturbance to 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. It is important to locate it where, it is least prominent; where
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it will cause least damage to the enjoyment of our area; where attention isn't drawn to it; and where the character and tranquillity of the National Landmark area are NOT changed for the worse.

Mr Sengupta has confirmed to Cobham Parish Council on previous emails that he intends to employ up to 15 people, including in the visitors' centre mentioned in his applications, which is projected to attract large numbers of the public. The Council should exercise great care to also control this through re-siting the barn to avoid the worst-case scenario.

Access:

The proposed new access is on a dangerous series of blind bends in Gold Street. A sad reminder of how dangerous these roads are, is 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 with the traffic from 10-15 employees and the projected large numbers of the public attending a visitors' centre. It would risk more accidents on our rural lane.

Residents have already endured a 4 week road closure to enable pre-emptive electrical works to the site. Gold Street has a "No HGV's" sign at its entrance and access to/from Silverhand Vineyards is already discouraged for this reason.

Kind regards