

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/10/2024 4:50 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] Blenheim Close Meopham Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I strongly oppose this application, as utilizing Permitted Development legislation in an Area of Outstanding Natural Beauty and the Green Belt is highly inappropriate. The proposed building is significantly large and located in a prominent position, which would detract from the rural, open character of the landscape and negatively affect the views and natural beauty. The industrial nature of the site would result in substantial noise and light pollution, which would harm the surrounding area, including footpaths and wildlife habitats. The proposed track for heavy goods vehicles from Gold Street crosses Footpath NS190, creating a safety risk for the public. Additionally, the roads leading to and from the site are narrow and rural, with limited passing areas, making them unsuitable for the large commercial vehicles required for both the construction and operation of the site. This poses a danger to other road users, including pedestrians, cyclists, and horse riders. The A227, which would likely serve as a primary access route, is already congested. With the ongoing expansion of Meopham School and future housing developments under the Local Plan, traffic in the area is expected to increase further, exacerbating the issue. The siting and appearance of the proposed development would harm the landscape's natural character and openness. It is contrary to Policies CS02 and CS12 of the Gravesham Local Plan Core Strategy (2014) and Paragraph 174 of the National Planning Policy Framework (2023). A full planning application is necessary to allow for proper scrutiny and assessment of whether these impacts can be adequately mitigated.
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Kind regards