

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/07/2024 6:41 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] Sole Street

Comments Details

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

Reasons for comment:

Comments:	I strongly oppose the latest application, following a petition against the same location that garnered objections from 480 local residents (Petition · Stop Gold Street Winery - United Kingdom · Change.org). The primary concerns are the visibility of the steel shed, noise disturbances from bottling, increased traffic in and around the site, and the resultant significant loss of tranquillity and change in the area's character, compared to alternative locations where the impact would be minimal and less noticeable. **Location:** The proposed site is at the highest and most visible point on the 28-acre property, making it prominent from Greenlands, Sole Street, and Gold Street. During a meeting with Parish Council representatives, Mr. Sengupta and his wife stated that a key reason for choosing this site was the view, which highlights its visual prominence and the resulting detrimental impact on the landscape. Given permitted development rules and the allowance of a barn, I believe placing the building at the eastern end of the field, away from the prominent location and valued public landscapes, would be more acceptable and less damaging to the enjoyment of the National Landscape. **Disturbance and Changes in Character of the Area:** The site would generate significant noise, especially from bottling, which is particularly loud (see https://www.youtube.com/shorts/Tt0i0E47YpY?feature=share). The applicant's noise report overlooks the impact of this disturbance, as well as the noise from forklifts, lorries, tractors, roller doors, and other activities. Since winemaking is an intensive, year-round process, it is crucial to locate it in a less prominent area to minimize disruption and preserve the tranquillity and character of the National Landmark area.
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Mr. Sengupta has confirmed to Cobham Parish Council via email that he plans to employ up to 15 people, likely from the visitor center mentioned in his applications, which would attract large numbers of the public. The Council should ensure this is managed by relocating the barn to avoid the worst-case scenario.

****Access:****

The proposed new access is on a dangerous series of blind bends in Gold Street, recently underscored by a fatal accident in the village. This new access would alter the character of the area and is unnecessary since there is another access point slightly further down that the applicant previously accepted. The single-carriage country lane cannot handle the traffic from 10-15 employees and large numbers of visitors, posing a risk of more accidents. Additionally, HGV traffic is prohibited on Gold Street, and access from Silverhands Vineyards is restricted for this reason.

Kind regards