

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 9:19 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, Cobham GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	We strongly object to this proposal. This is not a question of "homes Vs industry" - this is a question of appropriate structures for appropriate use in an appropriate location and we object to how this has been attempted to be passed and erected. There has been no consideration to the protected status of an AONB and no consideration to the impact that this will have on the local area. This proposal - a black, steel structure on the top of a hill will destroy the beauty of an AONB. There are also lots of questionable statements in their submission documents. Can they promise that there will be no HGVs? Can they promise that there will be no light pollution - we do not even have street lights in this area so to have a huge, noisy structure lit up will hugely damage the natural environment and the wildlife that it is home to. It also backs onto a field which homes rescue horses. In my understanding this land is also home to recorded badger sets, newts and field mice. The construction and operation will have a significant impact. Roads around Sole Street, Cobham, Luddesdown are already an issue. Many roads have no footpaths, with no options to introduce them - new and large vehicles whether visitors or trade would cause traffic - and the associated pollution. It would block single track roads needed for locals to get to school and work. The suggested minimal amount of vehicles required to service the site I believe should also be queried. I have two young children who I would not feel safe cycling and exploring these roads with this added traffic. Another major issue to consider is that once the precedent has been set locally what else can we expect - and I think we should consider whether a bottling plant is the extent of the ambition of the owner and where else they may try to grow. eg a visitors centre. This has not been supported locally by the parish council and its structure and location for what is essentially a large industrial unit would cause a significant disturbance and change in character of the area.
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onto these fields and the visual and aural impact will be significant - the change will be irreparable.
For a non-UK domiciled owner I also do not see the local contribution that he aims to provide.
This has been declined three times, once under judicial review. The owner should consider what works in and for the local area.

Kind regards