

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/06/2024 12:28 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

Comments Details

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

Reasons for comment:

Comments:	Planning Application 20240544 Location: The winery has been placed in the worst possible position in the whole field as it is in the highest part of the field and can be seen from miles around in all directions which is not in keeping with this beautiful and tranquil area. It is also within yards of an elderly couple's garden where the husband is very ill. It will stop them having any view and with the constant noise as well as light pollution will make their lives unbearable. AONB: This building is not only on Green Belt but also in an Area of Outstanding Natural Beauty and will totally destroy the amenity of the area for the public for ever. The building is far too big, being 40m long and as high as two double decker buses and is completely out of character with the area. Access: The winery is an industrial unit and intends to use Gold Street as an access road which is totally unsuitable. It is a narrow single-track road with a few passing places. HGVs are not permitted to use Gold Street for very good reasons. The proposed access gate would be on a very dangerous blind bend which would add another element of danger to an already hazardous road. Petition: A Petition to stop the winery has already been signed by 480 local residents who are concerned by the loss of this AONB amenity. Developer: The developer is a non-domicile who lives in Andorra and so pays no local rates to Gravesend. He has already closed the road for a month to provide electricity and water for his winery. Objections: There were 18 objections to the previous Planning Application, where the winery was further down the field, and this was refused by Gravesend. This PA should also be refused on the same grounds but even more so as the winery is in the very worst position in the field with an even more dangerous access. Building Size: A simple barn is all that is needed to accommodate a tractor and equipment to look after the vines. It could be half the size of the proposed building and situated at the bottom of the field away from the houses. A 28 Acre field would not produce enough grapes to make a winery commercially viable
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and they could be processed by an existing winery.

Environment: This winery will totally change the local environment by being a blot on the landscape, create noise and light pollution, increase the traffic, impact on the wildlife and destroy a hedgerow which has a pending TPO on it.

Consultation: The developer has never carried out any consultation with the local community or even his neighbours to discuss his plans. He has managed to alienate the whole community with his high-handed approach.

Kind regards