

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/07/2024 1:11 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                                                                                                                                                                                                                                                               |

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## Customer Details

|          |                                    |
|----------|------------------------------------|
| Name:    | [REDACTED]                         |
| Email:   | [REDACTED]                         |
| Address: | [REDACTED] Henley Street GRAVESEND |

## Comments Details

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

Reasons for comment:

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| Comments: | <p>The height of the proposed winery building for this new vineyard business is far in excess of the buildings used for a much larger operation already in the area. This must raise questions as to whether such a substantial building is necessary for the proposed purposes. Given the impact the building will have on the local area, this must be questioned by the planning authorities.</p> <p>In particular, the height of the proposed building is unreasonable in an AONB. The footpath next to which this building would be sited is used and enjoyed by people from across Gravesham Borough. The impact of such a building on the environment would therefore be impactful and detrimental to the whole borough. Local residents are fully aware of the amount of traffic, especially HGVs, such an operation requires - as there is already a very substantial operation just meters away from this proposal. The road access to this proposed new site is not suitable for the traffic such a large construction implies. It is a single-track lane with blind bends and very well-used footpaths that cross the lane. The safety and sustainability concerns have been ignored and highways need to be fully consulted as part of this application.</p> <p>The building will substantially alter the environment. It must be considered whether both the location and size of the proposed building is necessary. A very substantial vineyard operation already exists in Luddesdown. Given the acreage of the new winery site, there are other options for location that would be less impactful on the local village and wider Gravesham residents. Additionally, placing restrictions on the height of the building would not impede on the operation of the winery business. It is evident from the much larger adjacent winery operation that buildings of this size are not necessary for the business suggested. This must raise questions about this proposal.</p> <p>To date, Gravesham have fallen far short of competence in dealing with the 4 applications that have been submitted so far. It is therefore imperative that full and due consideration of ALL aspects of this proposal are brought into view,</p> |
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including a review of the significant traffic implications and how this forms part of a greener brough initiative.

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Kind regards