



**Application: 20240544**

**TOWN AND COUNTRY PLANNING ACTS  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

|                                                               |
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| <b>DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED</b> |
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To: **Mr Sengupta, Cobham House Vineyard Ltd  
C/O Mr Dan McEwan, Work By Here Ltd  
Suite 230 Afon Building  
Horsham  
RH12 1TL**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the **Local Planning Authority** under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** of the details of siting and appearance of agricultural or forestry development **IS REQUIRED**

at **Land At Cobham House Vineyard  
Gold Street  
Cobham  
Gravesend  
Kent  
DA12 3AA**

and being **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.**

Having carefully considered these details, Gravesham Borough Council as the local planning authority has determined that the **prior approval of the local planning authority will be required** for this development and the **development cannot therefore begin** until additional details have been approved.

**INFORMATIVES:-**

**1 LANDSCAPING**

The applicant is advised that a scheme detailing the proposed hard and soft landscaping associated with the development are necessary, to establish:

- (i) the type and species of planting to be carried out to include their quantity and size;
- (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;
- (iii) a timetable for implementation;
- (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;
- (v) the extent of, and materials for all areas of hardstanding; and
- (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure

In order to minimise the impact of the siting, design and external appearance of the agricultural building.

## **2 BS4142:2014 NOISE ASSESSMENT**

The applicant is advised that further details relating to a BS4141 noise assessment from a comparable facility is necessary, to establish that the building would not result in any adverse impact on amenity through its siting, design and external appearance. Should the assessment not meet the Local Authority's noise criteria, further noise mitigation shall be implemented.

## **3 PRELIMINARY ECOLOGICAL APPRAISAL**

The applicant is advised that a Preliminary Ecological Appraisal (PEA) is required. The PEA should provide an overview of the ecological value of the site and its surroundings. It should identify potential ecological constraints that could affect the development and be informed by relevant surveys and required mitigation if appropriate.

## **4 LEGISLATION REQUIREMENT (SCHEDULE 2, PART 6, CLASS A.2 (2) (iv) OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**

The applicant is required by legislation to display the site notice on or near the land to which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date of this decision. The notice has been supplied to you with this decision.

If the site notice is removed, obscured or defaced before the period of 21 days have elapsed you must take reasonable steps for protection of the notice and if need be, its replacement.

Dated: 30 April 2025

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Shazad Ghani*  
**MPhil, MA, BA (Hons)**  
**Head of Planning**  
**Planning Service**

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## NOTES

### NOTIFICATION TO APPLICANT

#### APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application\*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

#### **\*Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

#### **PURCHASE NOTICES**

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the

land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.