

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/11/2025 6:47 PM from [REDACTED]

Application Summary

Address:	Brookers Farm Luddesdown Road Luddesdown Gravesend Kent DA13 0XE
Proposal:	Application for a Proposed Lawful Development Certificate; to create additional ground floor space within existing building for new storage area for wine shop; conversion of existing staff room into storage/wine tasting room; creating internal doorways connecting the wine shop with the adjacent tasting rooms; reconfiguring and replacing ground floor toilets with installation of new external windows on side elevation. Creation of first floor mezzanine floor space for new wine tasting room.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] luddesdown kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object to this application for a proposed lawful development on the following grounds. Whilst it is accepted that the site may be permitted for agricultural use , the proposed development is not genuinely for agricultural purposes. The application appears to disguise a commercial use - specifically a wine tasting centre and wine bar under the pretence of agricultural activity. The proposed use goes beyond what is permissible under agricultural use rights. Activities such as wine tasting , the sale and consumption of alcohol on site and associated visitor facilities constitutes commercial and leisure uses, NOT agricultural operations. These uses should typically require full planning application so that their impacts on traffic, noise parking etc can be properly assessed. Allowing this proposal to proceed as "lawful development" would therefore be inappropriate and contrary to the purpose of permitted development rights, which are intended to support genuine agricultural activity, not to enable commercial enterprises. For these reason the application should be refused as it does not meet the criteria for lawful agricultural use.

Kind regards