

Dickens' Country Protection Society



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Gravesham Borough Council
Planning Department
Civic Centre
Windmill Street
Gravesend
DA12 1AU

11th October 2024

Dear Sirs

Re Land at Cobham House Vineyard, Gold Street, Cobham, Gravesend DA12 3AA
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. Planning Application GR/2024/0544

Further to our letter of 8th July objecting to the above development, the Society notes the additional documents have recently been added to the register, in part dealing with the issues raised in our letter. These include a highway document with an indicative drawing of a bellmouth from the site onto Gould Street. There is still no indication of the proposed access to the building and what alignment it might take and its form of construction. The status of the bellmouth drawings is therefore unclear. The Society notes there is no existing field entrance in this location.

The Society also notes the various documents dealing with the landscape impact of the proposed building. These documents would be of more value in assessing the visual impact of the proposal if a map had been included indicating from where and the direction from which various photographs were taken. An outline of the proposed building superimposed on the photographs would have been of more value than an indication of its approximate position.

It appears that the development is not permitted development since the area covered is some 6,297 m² compared with the limit set in 2015 General Permitted Development Order Part 6 A.2 (e) 465.00 m². As far as the Society is able ascertain, the clause has not been amended and the application should be called in and considered as a full planning application.

Yours faithfully

Mrs P Lippiatt
(Hon. Sec)