

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/07/2024 10:15 AM 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 Gravesend

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Object to the application on basis of unwarranted and inappropriate manufacturing/industrial processes well in excess of normal agricultural need for small site, impact on AONB, impact on natural environment, impact and risk on existing users of the area.

Proposed building and location will have significant adverse impact on local ANOB and users of local PROW (including the PROW crossing the site), Gold Street and clearly visible over a wide area. Mitigation of proposed tree planting with deciduous trees is inadequate in width and will take 15 -20 years to be effective and then only for some 6 months of the year at best. The proposed indicated hard standing, shown on the block plan, to the south elevation is likely to be extended to service the two major building roller openings and external plant. It is likely that there would be security lighting, however optimised, will have environmental negative impact .The appendix attached to the planning statement notes the need for covered hard standing area to allow weather protected loading/unloading - not included on the plans. The same appendix notes the likely need for transporting hired tanks during processing. The same appendix also notes that in producing high quality sparkling wines (as proposed by the applicant) that the "Taile press" contains unwanted particles which can be sold off for distillation. No mention how such waste or any other waste or by-product will be managed or disposed of. The plant and storage and bottling process will require much water for cleaning and sterilising and the disposal of such fluids and any impact of odour or fluids on the environment is not covered.

Gold Street is a winding narrow single track lane with limited sight lines capable of only single vehicle traffic. It has very limited wider areas to passing vehicles and indeed cyclists and pedestrians. The latter two users often have to squeeze against the side of the lane with inadequate spacing from vehicles. The appendix also indicates the site has future potential for commercial/public wine tasting which would result in further traffic and noise disturbance.

Design more resembles an industrial unit with numerous roller door accesses.

Building is far in excess of the need for an appropriate small unit to house equipment to service and maintain the grounds of the small agricultural holding of 11.5ha. The storage and/or fermentation product in tanks and barrels over long periods noted as a number of years is not a normal agricultural activity and together with bottling and distribution is an industrial/manufacturing process and more appropriate to a suitably located industrial unit.

Kind regards