

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/10/2024 10:52 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:	The Coach House Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	The point of designating an area of outstanding natural beauty is that it should remain precisely that for the enjoyment of future generations. Any development goes against the initial designation and should not be permitted. Consequently, I object to this application as the use of Permitted Development legislation in an Area of Outstanding Natural Beauty and Green Belt is totally inappropriate. The very large scale of the proposed building at such a prominent location would have a negative and harmful impact on the open rural character, compromising the views and natural beauty of the landscape. Due to industrial nature of such a site the noise and light pollution would have a huge detrimental impact on the surrounding area, footpaths and wildlife. The development is more suited to an industrial estate of which there are many in the near vicinity. Crop harvesting in the nearby vineyards happens only once a year and proximity to a processing plant is not necessary. The implication is that were this to be built, lorries would bring crops from outside the area giving vehicle movements along unsuitable roads. The roads leading to and from the site, being a rural location with narrow lanes and few passing areas, are not suitable for the large commercial vehicles that would be used during its operation and construction posing a hazard to other road users including pedestrians, cyclists and horse riders. The proposed track to carry heavy goods vehicles from Gold Street to the building crosses Footpath NS190 and therefore poses a risk to public safety. The A227, which would potentially be a main access route to the location, is already extremely congested and is likely to become more so due to the current expansion of Meopham School and future development in respect of the Local Plan which will inevitably result in more housing in and around the area. The siting and appearance would be inappropriate and harmful to the landscape. As such, it is considered that the proposed development would be harmful to the openness and natural character of the surrounding Kent Downs Area of
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Outstanding Natural Beauty, the Green Belt and Istead Arable Landscape Character Area and contrary to Policies CS02 and CS12 of the Gravesham Local Plan Core Strategy (2014) and Paragraph 174 of the National Planning Policy Framework (2023).

For these reasons, I urge the council to reject the application and suggest that an alternative site be considered that does not negatively impact on the community and the environment.

Only the necessary scrutiny that comes from a full planning application would provide the ability to properly assess whether these impacts could be overcome.

Kind regards