

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/11/2025 11:46 AM 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] GRAVESEND

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	It is imperative that planning officers look carefully at this application. There are repeated applications being made to the same site, which MUST raise questions about the overall development in a rural, agricultural, area within a designated National Landscape. This is not a one-off application, it is cumulative - and it is essential that this is considered when making a decision about this application. The barn in question is an old farm barn. Whilst it is permitted to use this for agricultural purposes, this application is NOT for such purposes. It is, in fact, a wine bar. This application must be seen for what it is - the conversion of an agricultural building for use as a visitor attraction and wine bar. It is not agricultural use and should not, yet again, slip under the radar due to mis-categorisation. The increased traffic, lighting (the opening hours extend well into late evening) and commercialisation of the site is inappropriate to the rural environment. There have been numerous 'small' applications for development which must now be considered cumulatively as a major development and change of use. The continual 'drip-drip' of applications must, surely, raise concerns at a planning level. Medway's rejection of a visitor centre just down the road was costly to Silverhand. It must be viewed that Silverhand's strategy for a visitor centre is now being developed by stealth, under the nose of Gravesham. The traffic impact on narrow country lanes has to be taken into account. Daily, the lanes are filled with horse riders, walkers, cyclists, and children. Already the increase in traffic has led to minor - often unreported- incidents. The roads are also riddled with pot holes and water leaks, the repairs of which (if they ever happen) come at a cost to Gravesham Council. How long before a major incident occurs? At such a point, GBC's knowledge of the increase in traffic would need to be called into question. Importantly, the purpose of this development should be at the forefront of
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thinking.

This application is for a wine bar and visitor attraction- make no mistake about that, it is already used as such. There is no public transport in Luddesdown, and the venue is not within walking distance for customers - it is not used by the residents of Luddesdown, it is designed to attract external visitors. Unlike other 'farm shops', the purpose of this venue is for the drinking of wine. The shop does not serve non-alcoholic beverages. Whilst local residents have no means of policing the traffic to the wine bar, anecdotally there are increasing reports of dangerous driving - which must beg the question as to whether this is as a result of drunk-driving on many occasions. It is nonsensical to establish yet another drinking venue in a rural area accessed only by narrow lanes.

In summary, this is an application which must be considered in relation to other applications on the same site. In doing so, it is clear that this is a major development in a small, rural, location which is not related to agriculture but to wider commercial purposes. The application has not been assessed for safety concerns, traffic concerns, or the impact on the environment.

Kind regards