

Dickens' Country Protection Society



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

21st December 2023

Dear Sirs

Re Land to the east and west of Gold Street, Cobham, Gravesend, DA12 3AA
Application for a determination as to whether prior approval is required for
the erection of 1 no. winery building and hardstanding.
Reference: GR/2023/1258

With reference to the above planning application, in the Society's view there is a general lack of detail in the documentation for this application. The Society objects to the attempt to use the prior approval procedure. The Society considers, in view of the sensitivity of the site, an area within which Green Belt Policies apply and the North Downs Area of Outstanding Natural Beauty, and the restricted road access, the application should be called in, in order that the full impact of the proposal can be assessed and, if granted, conditions can be imposed to control any potential intensification of the use. Details of engineering works to provide access should also be provided.

The Society considers wine making to be a quasi-industrial process when carried out on a large scale, needing industrial plant.

Yours faithfully,

[Redacted Signature]

Mrs P A Lippiatt
Hon. Secretary