

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/07/2024 4:13 PM 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] Gold Street Cobham

Comments Details

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

Reasons for comment:

Comments:	I strongly object to the latest application . The siting of this proposed barn is at the highest point of one of the applicants' field and would be visible from Gold Street. Greenlands and Sole Street. We live in a historical area of outstanding natural beauty and we need to preserve its beauty and protect our land. This industrial sized barn would be a major change in the character of the area compared to another location where the harm would be less and attention would be drawn to it. I believe the better location of 'a barn' would be tucked down on the eastern end of the field, away from residential view and the lesser impact on AONB. The trees are in leaf currently, this is disguising its location in the submitted photos, once the colder weather is here the trees and hedgerows will be expose this proposed monster of a building. The disturbance from the noise of this proposed bottling plant will be heard for miles around, the tranquil environment will be destroyed for us and our village forever. Machinery used to operate such a 'business' has not been mentioned in the noise report:- bleeping forklifts, roller shutter doors and other machinery will be a constant if this proposal would to be approved. The increased traffic accessing the site would be harmful and dangerous for not only Sole Street but the single carriage way Gold Street and its series of bends. The proposed new access would be perilous:- How can a new access on a blind bend, on a country lane even be considered? Only last week we had a fatality in the area. May I also add there are no pavements on Gold Street or Sole Street. Quote- However quite and tranquil rural lanes might seem, they can be
-----------	--

exceptionally dangerous, in fact motorists are 11 times more likely to die in an accident on a country lane than on a motorway.

'Gold Street omits HGV and any access to Vineyard Farms'

So why is this even being considered, even to build such a super sized building would require such vehicles.

Light Pollution - The proposed sensor lights will have a detrimental effect on wildlife and the neighbouring houses. Also the building is proposing sky lights, this is definitely not a feature associated with Kentish Barns. They would reflect the sun and are not associated with agriculture in any way.

*During a meeting with Mr Sengupta, his wife indicated the primary reason for locating the building at this site is because 'this is where his wife most prefers the view'.

*Mr Sengupta has confirmed on previous emails that it is likely that he will employ 14 people and intends on a later date to develop a visitors centre too.

*I am also concerned that if Mr Sengupta has permission for this facility will he solely be bottling his own wine or would he consider outsourcing to other vineyards - this would then attract more heavy vehicles to the area.

This applicant can not be trusted.

We live in an area of historical importance and for this reason alone is why we have Ramblers society, Duke of Edinburgh walks are all mapped out in this area due to its beauty and tranquillity. It is also a regular route for horse riders and cyclists.

We have deer, badger, bats and other wildlife that frequent this area not to mention bodies of water that are known nearby - has an ecological survey even been considered?

Will the chemicals used harm our animals? All questions that need to be addressed.

Additional notes:

I would also like to highlight that Meopham Vineyards are looking to resubmit their application for a bottling plant as this was withdrawn due to the local residents opposing this development. Allowing this application will give the green light for future developments.

They currently outsource this process in Canterbury.

Giving the green light to this application will set a precedence to future planning proposals. Serious consideration needs to be adhered to to stop this kind of development.

Cobham House Vineyards have been offered bottling at the local Silverhands vineyard located under a mile away.

Kind regards