

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/07/2024 10:13 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] Luddesdown Road Luddesdown, Gravesham

Comments Details

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

Reasons for comment:

Comments:	I don't believe this should be allowed under prior approval as will allow the applicant too much freedom to do as they wish, any plan should be subject to full planning so can be duly considered with conditions attached. I have issue with the location of the building which is unnecessarily obtrusive to the immediate neighbours. I am also unsure why they need a building this large for the size of the crop compared to what neighboring vineyards are working with with much larger crops. I have concerns regarding uncontrolled traffic flows, such as HGVs. The applicant says he will not be using HGVs but it seems if their operation is large enough to warrant a building this size, they will need large vehicle transport. Again, it should be considered under full planning to ensure movements can be considered. Also, call me cynical, but the name 'Cobham House Vineyard' implies it's a vineyard attached to a house. There is currently no house there so what else are they hoping to plan/adapt once they've built the building.
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Kind regards