



20240544|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. |

Land At Cobham House Vineyard Gold Street Cobham Gravesend Kent DA12 3AA

Cobham Parish Council objects to this planning application.

We do understand that under General Permitted Development, an agricultural building will be required to support the vineyard.

However, the location and size of this building are the main reasons for our objection.

Location

This is metropolitan green belt and a National Landscapes (AONB) area, and the size of the planned building is very large in relation to the acreage of the land and will have a significant negative impact on the current amenity and open views in the area.

The new (revisited) proposed siting has the worst possible visual impact on enjoyment of the AONB, now National Landscapes area.

This is the highest point of the field. This location would be visible from Sole Street, Greenlands and Gold Street.

To locate it so close to the only two properties that abut this field is also hugely inconsiderate on those residents and those nearby in Gold Street.

Cobham Parish Council would like to see the building located closer to the railway line end of this field, away from the highest point of the land and as far away from any residential properties as other restrictions will permit.

We appreciate that the owner did attempt to achieve this in previous application 20240375. However, that location was also very visible from Gold Street and the surrounding area and also had a significant impact on the visual amenity.

We would support a location as close to the railway line as possible and then also partially hidden by the roadside treeline in that area.

We would like to see a reduced building size to lessen the impact on the landscape and views in the area. With a ridge height of 9.3 metres this would be the tallest building in the area.

This would then allow the owner more flexibility in attempting to partially hide the building behind the existing tree line to reduce the impact to the AONB.



Noise

The site is expected to yield 50,000 bottles per year. From a movement and storage aspect, glass bottles are extremely noisy items to move around. Again, this would lead you to hope for a location as far away as possible from any existing properties. The external chiller plant noise is also something that should be located as far away as possible from any residential properties.

There is no mention of a forklift vehicle in the noise assessment report, and we would expect this to be a necessity for wine production. The safety backup alarm of a forklift moving is something we would have expected to see in the noise assessment. This also leads us to feel that location of the building should be as far from any existing properties as possible to reduce any potential noise issues.

Traffic

Across the documents submitted and other related information, there are 3 versions of the expected volumes of traffic:

1. An email from the applicant to Cobham Parish Council in February 2024 indicated the owner was expecting to employ 10/15 people, and thereby benefitting the local community by providing jobs.
We did express concern at this number of vehicles onsite, hardstanding requirements and vehicle movements at a site meeting with the owner, and we were told that most staff would arrive by train to the nearby Sole Street railway station, and then walk to site.
2. Noise Assessment Section 8.4 – No more than 5 staff plus deliveries and collections.
3. Vinescape Report – Two full time staff plus one more at certain times of the year.

This significant variation in staffing numbers does cause some concern for us on what the traffic volumes will be. And whether other facts and figures in the supporting documents are not a true indication of the reality of working vineyard and the impact to local traffic and those enjoying the amenity of the AONB area.

Points also raised by CPC in previous application 20240375 are all still valid.

To summarise, Cobham Parish Council are primarily strongly opposed to the location of the building in this application.

Cobham Parish Council Planning Committee