



20240375 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 are of the opinion that this should not receive prior approval and should be subject to a planning application.

The initial location of the building close to the perimeter of residential properties at the northern end was completely inappropriate, and we hope that will no longer be an option.

CPC would like to see the building located closer to the railway line end of this field, and appreciate that the owner has attempted to achieve this, but with other planning restrictions due to the size of the building it can not be located as far down towards the railway line as we were hoping for.

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.

We appreciate that there is a requirement to have an agricultural building onsite as part of this new vineyard. However, 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.

We would expect conditions to be imposed which support the sensitivity of the location and proximity to residential properties. with regard to hours of working, light and noise pollution and traffic.

With regard to the external chiller unit which is referred to in the noise assessment but not shown on the building plans. This should have noise suppression on it, and be located on the southern end facing away from the residential properties.

In summary, CPC believes there should be a planning application for this. And then anything built to support the vineyard should be done sympathetically with regard to the impact on local amenity, local residents and the impact reduced as much as possible on the Green Belt and National Landscapes aspects.

Cobham Parish Council Planning Committee