

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/07/2024 2:36 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                                                                                                                                                                                                                                                               |

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## Customer Details

|          |                           |
|----------|---------------------------|
| Name:    | [REDACTED]                |
| Email:   | [REDACTED]                |
| Address: | [REDACTED] Near Gravesend |

## Comments Details

|                 |                                              |
|-----------------|----------------------------------------------|
| Commenter Type: | Member of the Public                         |
| Stance:         | Customer objects to the Planning Application |

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>We strongly object to this planning application for the following reasons:</p> <p>1 Is it necessary to have a bottling plant with the small scale of the vineyard compared to neighbouring vineyards?</p> <p>2 The proposed building is 40m x 16m x 9.30m which will be 2m higher than the first application (which was refused) and considerable higher than existing farm barns in the vicinity. As there is a planned basement area, sinking more of the building into the ground would considerably reduce the height of it.</p> <p>3 Gold Street is not suitable for HGVs as the road signs indicate, the road is extremely narrow with few passing spots. An HGV would block the road to other traffic, both vehicular and pedestrian.</p> <p>4 This area is listed as AONB and such a large structure clad in black will make it prominent from all directions and completely dominate the area of beauty, which is enjoyed by many walking groups as well as individual walkers, horse riders, cyclists and general public who use the area.</p> <p>5 Each application for this winery has been deficient in showing access to the proposed building. As the owner of the land has already installed services it looks most likely that the access will be on a narrow blind corner of Gold Street close to nearby houses. This is an extremely dangerous area of the road for cars and walkers so to have larger vehicles turning off the road into the field will increase the risk of accidents.</p> <p>6 It is unlikely that there is mains drainage in this area. Has provision for the removal of waste products from the wine making process been taken into account to avoid contamination of soil and water in the area?</p> |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

7 The applicant also owns land on the north side of Gold Street which runs along Batts Road. It seems very unfortunate that he has applied for permission to build the winery right beside a group of houses. The application refers to the building being shielded from view by trees. The existing trees are mainly deciduous and are in a residents' garden. The application refers to further planting around the building but does not specify the trees to be used. It will be interesting to see which trees would be planted to screen off a 9.30m building and how long for them to grow tall enough to conceal it. The northern area of this winery seems to have been ignored as there are a couple of areas of existing woods that would reduce the visual aspect should the winery be built behind them.

8 An additional cause for concern is the light pollution coming from the building, including security floodlights. This would be very detrimental to nocturnal animals, birds and insects as well as to neighbouring houses and residents.

9 It is impossible to run a business without making a noise. Vehicles and on-site plant arriving and reversing, roller shutter doors being operated and all the associated noise for a bottling plant will also be detrimental for wildlife, residents and the general public who enjoy listening out for birdsong and the peaceful ambience of the countryside.

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Kind regards