

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/07/2024 4:29 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:	Greenhill Road Northfleet

Comments Details

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

Reasons for comment:

Comments:	As someone who frequents this area for recreational purposes in the local natural environment, I absolutely object to the latest application, further to the petition against the same location that attracted objections from 480 local people (Petition · Stop Gold Street Winery - United Kingdom · Change.org, due to the obvious visual location of the steel shed, the disturbance from unconsidered noise associated with bottling, increased traffic to, from and around the site, and access to it that results in the maximum loss of tranquillity and effects a major change in the character of the area compared to alternative locations - where the harm would be certainly be less and attention would not be drawn to it. Location: It is positioned at the highest point and so most visible of all locations on the 28 acre site and will be seen from Greenlands, Sole Street and Gold Street. During a meeting with representatives from the Parish Council, Mr Sengupta and his wife indicated a big reason for locating the building at this site is because 'of the view'. This means it is most obviously prominent hence it damages the landscape the greatest. Due to permitted development and the allowance of a barn, I believe tucked down in the eastern end of the field is the most acceptable location, away from the prominent location and our valued public landscapes, as this would lessen damage to the enjoyment of the National Landscape. Disturbance and Changes in character of the area The site would generate a substantial amount of noise, as bottling is the noisiest (see https://www.youtube.com/shorts/Tt0i0E47YpY?feature=share). The applicant's noise report ignores this, as well as the effects of the disturbance upon tranquillity from fork lifts, lorries, tractors, roller doors and other activity.
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Bottling is very disruptive and intrusive, and winemaking is an intensive year round process, so it's very important to locate it where, not being prominent, it will least damage the enjoyment of our area, attention isn't drawn to it and the character and tranquillity of the National Landmark area are NOT changed for the worse.

Mr Sengupta has confirmed to Cobham Parish Council on previous emails that he intends to employ up to 15 people, probably from the visitors' centre mentioned in his applications, which will draw large numbers of the public. The Council should exercise great care to also control this through re-siting the barn to avoid the worst-case scenario.

Access:

The proposed new access is on a dangerous series of blind bends in Gold Street. A sad reminder of how dangerous it is has been the fatality that took place in the village last week. This new access would change the character of the area and is unnecessary as there is one a little further down that the applicant was happy with in his last application. This single carriage country lane would not cope, traffic from 10-15 employees would be very visible at the highpoint of the land as would large numbers of the public attending a visitors centre that would risk more accidents on our rural lane.

Gold Street omits HGV traffic and access from Silverhands Vineyards is forbidden due to this reason.

Kind regards