

Description

The Description has nebularity it should clearly define the number of tanks and presses being retained and the number of tanks and presses sort in addition clearly highlighted on the application for which they are applied.

Site design

Any further addition to the existing winery building will constitute gross over development of a already bulky structure being a contradiction to GBC, LA Plan and NPPF framework. The extension to the victorian beer house on the rear elevation being a restaurant is also over dominant and out of keeping with the surroundings depicted with the curtilage. It's validity under previous application approval (retrospective) application is questionable under NPPF.

Environment

Traffic Assessment needs to be revisited to sustain plant enlargement as increase in productivity will increase vehicle activity. The traffic assessment should facilitate

IMPACT ASSESSMENT

SUSTAINABLE TRAVEL

MITIGATION FOR ASSOCIATED ENVIRONMENTAL IMPROVEMENTS

TRAFFIC MODEL

SAFETY REVIEW

All above compliant with NPPF

In view of the current level of HGV traffic the current damage to the winery site via Bush Road being the only access and egress is now at a unacceptable level. Tree damage and road service damage is copious beyond a unacceptable level. Given the for mentioned description of Bush Road and Traffic volumes being prolific at both schools at drop off and collection times.

The application should have an accredited atmospheric evaluation as frequent blockages and delays in Bush Road with HGVs only exacerbates air pollution.

This application is for the renewal for a temporary permission granted retrospectively.

The applicant by their own admission is looking for a totally new site outside of Luddesdowne supported by GBC. It is questionable therefore that any approval should be granted for the operational extension of this site. Any subsequent application with GBC will require serious evaluation to ensure that the same issues and short comings do not occur given the applicants total disregard for both the environment and the residents.