

**As ward councillor, I have the following comments on application number 49/23/0026 for 2 dwellings at The Old Brewery, Golden Hill, Wiveliscombe (retention of part works already undertaken)**

Planning permission was approved (application number 49/06/0008) for this site 17 years ago in 2006, which was to demolish the old brewery buildings and build 14 new dwellings with associated garages, parking and amenity space. Building work is currently underway on the site, but the development does not match or comply with the old approved planning application, which has led to a number of new applications.

There are separate applications (49/23/0005/NMA and 49/23/0009) that apply to the same site as the original approved application from 2006 (49/06/0008).

All of the new applications have been submitted by the same applicant or by one of his companies.

I am concerned that a number of separate applications have been submitted, which are clearly linked to each other and which all apply to the same site as the original approved application from 2006 (49/06/0008). A single planning application covering plans for the whole site should be submitted to fully understand and assess the development proposed.

I welcome good development and new housing on this brownfield site.

The lower housing density from not building previously approved units is an improvement, providing that is now confirmed by the new applications which is not clear.

This new application (49/23/0026) appears to propose variations for plots 8 and 9 from the original 2006 approved application. Plot 10 appears to have been dropped, but this is not clear or confirmed in the documents submitted.

The labelling of the accompanying drawings is confused. Although labelled as proposed, some are clearly from the proposals in the 2006 approved application and are not the new proposals.

Drawing 10510 (Proposed West & East Courtyard Elevations) shows new outlines for plots 8 and 9, which are higher than those proposed in the 2006 application. The newly proposed buildings would be sited in front of two of the most prominent landmark structures in Wiveliscombe, which are the old brewery tower and chimney. The higher roof lines that appear to be now proposed are not addressed in a Landscape and Visual Impact Assessment, which should be required to accompany the application.

The proposed block plan shows different landscaping and a different arrangement for parking and vehicle access to the approved application 49/06/0008. These changes and the new arrangements are not addressed in the new application.

The application lacks information on landscaping, boundary walls, fences or hedges and on the visual impact of the development proposed. It also lacks information on how ground stability

will be ensured on this difficult and sloping site.

Previous surveys (see documents supplied for application number 49/06/0008) have shown the site provides an important habitat for bats, which is not covered in the current application. The biodiversity checklist confirms that species potentially affected by the development may include bats, barn owl, breeding birds and other species, but 'no' is ticked for the provision of a protected species survey. My understanding is that this should be required.

Due to the site's importance as a bat habitat, details are needed for current and on-going measures to protect bats and their habitat.

The provision for waste and recycling containers shown in the block plan lacks detail and does not meet requirements, which is shown in developers guidance available from the new Somerset Council (and previously from Somerset Waste Partnership).

The answers given in the climate emergency checklist lack detail and what is suggested is not shown in the plans provided with the application. Energy efficiency for the building fabric is not covered. Solar electricity panels and air source heat pumps are welcome features, but are not shown in the plans. There is no detail on how the construction will utilise circular economy principles in material selection and use. From conditions for the approved planning application (from 2006 – see condition 3 and the design statement), it should be expected that stone and brick from the demolition of the brewery buildings be reused in exterior walls, although arrangements do not appear to have been made yet to allow this.

I expect there may be other planning matters not covered in the application, which officers should identify and ensure are addressed.

To ensure a good development, it is important that planning applications, including those for this site, are checked for compliance with planning policy.

In this case, confirmation should be required to ensure that the Section 106 agreement for application number 49/06/0008 will still apply or will be replaced by an up-to-date equivalent making similar provisions.

Officers should also confirm whether a single full planning application should be required that covers all development proposed for the site and which demonstrates compliance with planning policy.

Cllr Dave Mansell

Wiveliscombe and District – Somerset West and Taunton Council

Upper Tone – Somerset County Council and new Somerset Council