



Date: 13.04.2023

**REF:14/23/0012**

Planning Officer: Darren Roberts

Dear Darren,

**Application for Outline Planning with all matters reserved, except for access, for the erection of up to 5 No. dwellings and formation of access on land to the north of Langaller Lane, Creech St Michael**

At a meeting of Creech St Michael Parish Council held on the 6<sup>th</sup> March 2023, in the presence of ten (10) members of the community, the planning application reference 14/23/0012 was considered and the following is the response of Creech St Michael Parish Council.

**Summary of our Response to the Application**

**The Parish Council has no objection or comments**

**The Parish Council has no objection, subject to the comments**

**The Parish Council objects in principle** **X**

**The Parish Council objects as the application is not acceptable in its current format**

**Comments**

**The proposal conflicts with the Council's adopted Development Strategy & Framework**

The Local Development Framework (LDF) and Taunton Deane Core Strategy 2012 through Policy SP1 sets out the most accessible and sustainable locations for development within the Borough. Creech St Michael is a Minor Rural Centre (MRC) as defined under the Core Strategy. The small-scale allocations required by Policy SP1 were put in place by the Taunton Deane Site Allocations and

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Development Management Plan 2016 (SADMP). That plan allocated three sites in Creech St Michael for 139 dwellings out of total allocations of about 290 dwellings in the Minor Rural Centres.

Creech St Michael has in fact already provided c.150 dwellings and an application has recently been approved for a further 28 dwellings within the village (ref 14/21/0024). In the opinion of the Parish Council, Creech St Michael has therefore already exceeded the number of dwellings allocated by providing 178 dwellings.

The site is also.

- Outside the development boundary of Creech St Michael and would be an unplanned extension of the village.
- Is not on an allocated site and is in open countryside.

The application is therefore not in accordance with the development plan, being contrary to Policies CP4, SP1 and SP4 of the Core Strategy.

In the Parish Council's opinion, the proposal is in conflict with Policies CP8 and DM1 of the Core Strategy in that it is outside of the settlement boundary and is inappropriate in terms of scale.

The proposal does not protect, conserve or enhance landscape character and will harm the setting of Langaller. The proposal is also in conflict with Policy CSM4 (Quality of Design) which requires new residential development to be of a high standard of design quality that compliments and enhances the local character and rural context of the area.

This proposal fails to respect and where possible enhance locally important and distinctive features and their settings. It will significantly impact the rural character of Langaller and potentially reduce and damage the quality of usable public open space that is available for recreational needs.

Furthermore, as Policy SB1 of the SADMP cross references Policy CP8 within, it is also in conflict with that policy (which states that proposals outside the boundaries of settlements will be treated as being within open countryside to maintain the quality of the rural environment and ensure a sustainable approach to development).

There is also conflict with Policy ENV1 of the SADMP which requires developments to minimise the impact on trees, woodlands and hedgerows of value to the area's landscape, character or wildlife, and

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seek to provide net gain where possible. This proposal reduces considerably the number of trees and scale of hedgerow and is likely to impact negatively on existing flora and fauna with the consequence of disturbance or displacement of badgers, bats, foxes, hedgehogs, deer etc.

### **There would be harmful effects upon the character and appearance of the area**

The application will have substantial adverse effects on the character and appearance of the hamlet of Langaller, including the setting of the listed Manor House. The application will have a significant impact on the approach to Langaller and the Manor House. The site is only 0.23 ha and is entirely rural and is a locally important and distinctive feature that should be enhanced.

In the applicant's related applications (14/23/0006 and 14/23/0007), the heritage consultant describes the location of the nearby listed Manor House as 'a Grade II listed building'. It was first listed in May 1985. The Manor House lies within the nucleated historic core of the hamlet of Langaller. Historically, its position there connected the Manor House to both the settlement and its wider rural context, with strong visibility to fields, especially to its south and east. The Parish Council is concerned that the proposed development will have a significant impact on the approach to Langaller which comprises a vital, rural context to the approach to the hamlet and, therefore the Manor House.

### **Footpath**

The small application site is bordered by footpath T10/21 which itself links to T10/22 and T32/14 from Monkton Elm and T10/28 passing the Manor House. These are paths that are used regularly and are a vital asset to the community.

Users of the footpath are sensitive receptors and the impacts would be significantly adverse.

### **Phosphate Mitigation**

In the Parish Council's view, Phosphates do not appear to have been dealt with adequately within the application.

Yours sincerely

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A handwritten signature in black ink, appearing to read 'Andrew Williams'.

**Andrew Williams**

Clerk and RFO

Creech St Michael Parish Council

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