



Date: 13.04.2023

**REF:14/23/0006/LB**

Planning Officer: Darren Roberts

Dear Darren,

**Renovation and alterations, to include part demolition and erection of a two storey extension to the rear, to form 1 No. dwelling at Langaller Manor Farmhouse, Creech St Michael**

At a meeting of Creech St Michael Parish Council held on the 11<sup>th</sup> April 2023, in the presence of ten (10) members of the community, the planning application reference 14/23/0006/LB 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**

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

**Comments**

The Parish Council would welcome an application for the site that is in-keeping with the constraints of the site and the character of the local environment. The Parish Council objects to the current application on the following grounds.

**Heritage Statement**

The heritage statement provided by the applicant does not support a development of 33 no. dwellings. The second paragraph of the heritage statement states that the "planning submission relates to a

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proposal for a residential development of 21 no. dwellings.” In addition, the heritage statement (paragraph 4.3.2) states that a traditional stone barn that is on the site to the north east of the listed farmhouse will be “rebuilt to match its historic form”, whereas the application states that the barn will be demolished and replaced with a modern interpretation of a barn dwelling.

The result of these significant variations between the heritage statement and the application is, in the view of the Parish Council, to make the heritage statement invalid as it does not provide an adequate assessment of the impact on the heritage assets and cannot and should not be taken as being valid. The Parish Council encourages the applicant to either provide a revised heritage assessment based on the development of 33 No. dwellings or a revised application for 21 no. dwellings.

### **Delapidation**

Whilst the Parish Council fully supports a sympathetic restoration of the farmhouse, the owners neglect of the property is not an adequate reason to support the application. In the view of the Parish Council, the applicant has had adequate time and opportunity to maintain the property to an acceptable standard and has failed to do so.

Yours sincerely

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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