

Creech St Michael Parish Council

A Parish to be *Proud of*

Date: 27th October 2022

REF: 14/21/0040/LEW

Planning Officer: Mr Mike Hicks

Dear Mr Hicks,

Planning Application Consultation Response – Application for a Certificate of Lawful Development for the existing use of land as a vehicle depot operating 24 hours a day at South West Crane Hire, Creech Mills, Creech St Michael.

At a meeting of Creech St Michael Parish Council held on the 3rd of October 2022, in the presence of five members of the community, the planning application reference 14/21/0040/LEW 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 fully supports the objection lodged by the residents of Mill Lane, Creech ST Michael.

The Parish Council believes that the applicant has failed to meet the necessary level of evidence to support the application for a Certificate of Lawful Development. Specifically,

- that the evidence provided by the applicant does not support the claim that the site has been used as a vehicle depot continuously for a period of ten years prior to the application. The

Andrew Williams

Clerk and Responsible Financial Officer

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evidence would indicate that the land has been used for a different purpose since the 1st of January 2017.

- that the evidence provided by the applicant is not significant nor substantial enough to evidence that the land has been fully utilised for the purposes of a vehicle depot operating on a 24/7 basis. Anecdotal evidence provided to the Parish Council by residents indicates that vehicle access to the site was restricted to normal working hours of 8 AM to 7 PM daily.

In addition, the Parish Council wishes to highlight a number of concerns relating to vehicle movements along Mill Lane and at the junction of Mill Lane and St Michael Road.

- Mill Lane is a residential area with restricted width in places. There is insufficient pedestrian infrastructure to provide safe passing places for people or vehicles. An increase in vehicle movements to and from the site presents a significant risk. This risk would be increased significantly if vehicle movements were permitted 24 hours per day.
- The existing residential properties within Mill Lane, have front elevations which are close to the carriageway and the impact from an increase in vehicle movements to the health and wellbeing of residents is likely to be adverse.
- The junction of Mill Lane and St Michael Road rises steeply into a speed restricted zone. The visibility splays are poor and the line of sight for oncoming vehicles using a width-restricted route, poses a substantial risk to other road users.

The Parish Council would welcome an application to use the land at Mill Lane for a purpose in keeping with the needs of the community and the surrounding infrastructure and is not opposed to an application that is considerate and coherent. Unfortunately, in our opinion, this application meets neither of these criteria.

Yours sincerely



Andrew Williams

Clerk and RFO

Creech St Michael Parish Council

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