



Date: 13.04.2023

REF:14/23/0007

Planning Officer: Darren Roberts

Dear Darren,

Application for Outline planning with all matters reserved except for access, layout and scale, for the demolition of farm buildings, renovation and alterations to the listed farmhouse and erection of 33 No. dwellings with associated works on land at Langaller Manor Farmhouse, Creech St Michael

At a meeting of Creech St Michael Parish Council held on the 11th April 2023, in the presence of ten (10) members of the community, the planning application reference 14/23/0007 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

Andrew Williams
Clerk and Responsible Financial Officer
Creech St Michael Parish Council
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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 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.

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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