

# Creech St Michael Parish Council

A Parish to be *Proud of*

Date: 18<sup>th</sup> August 2022

**REF: 14/22/0035**

Planning Officer: Darren Roberts

Dear Mr Roberts,

## **Planning Application Consultation Response – Outline Application for Residential Development & Associated Works at Dillons Road, Creech St Michael, Taunton**

At a meeting of Creech St Michael Parish Council held on the 25<sup>th</sup> of August 2022, in the presence of 26 members of the community, the planning application reference 14/22/0035 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 application appears speculative, with properties of unknown size, scale and number of bedrooms and the Parish Council are concerned that the application is a precursor to an application for a significantly larger or substantially altered development.

### The Creech St Michael Neighbourhood Plan

The site is outside the settlement boundaries of the Creech St Michael Neighbourhood Development Plan (NDP) which is identified as a Minor Rural Centre within the Taunton Dean Council Adopted Core Strategy 2011 – 2028.

The inability of Somerset West and Taunton Council to demonstrate adequate supply of housing sites

**Andrew Williams**

Clerk and Responsible Financial Officer

Creech St Michael Parish Council

1 Impens Cottages | Petherton Road | North Newton | TA7 0BB

07708 680797 | clerk@creechstmichael.net

www.creechstmichael.net

# **Creech St Michael Parish Council**

A Parish to be *Proud of*

to meet their requirements for the next 5 years is not justification for the proposed development, which would be on a valued greenfield site outside of the Creech St Michael Development Boundary.

Taunton Deane Council's Core Strategy 2011 – 2028 Spatial Policies (SP4), specifically reference the vital need for "any development [to respect] the integrity of the countryside, which is of exceptional quality within Taunton Deane. Core Policy CP8 sets out requirements to ensure that proposals conserve and enhance the natural and historic environment in which it is located as well as its wider countryside setting." We believe that this development neither respects the integrity of the countryside nor conserves or enhances the natural environment of the Creech St Michael community.

Taunton Deane Council's Core Strategy 2011 – 2028 CP8 (Environment) states that unallocated greenfield land outside of settlement boundaries will be protected and where possible enhanced. Again, we would argue that the proposed development neither protects nor enhances this valuable greenfield site.

## **Highways and Traffic Management**

The evidence provided by the developer relating to traffic movements is fundamentally flawed as it is based upon evidence taken from an application submitted in 2015, for the 35 dwellings off Hyde Lane. Since 2015 the village and surrounding environments have significantly changed and therefore the evidence does not take in to account the impact of the Monkton Heathfield 1 and 2 developments. Neither do they take into consideration the additional traffic/delivery services adopted by households as a consequence of restrictions imposed during the Covid-19 pandemic.

Current highways' conditions from Dillons Road on to St Michael Road can be challenging, particularly at peak times, despite the recent imposition of a necessary a 20mph speed limit. As the increase in traffic as a result of the development is unknown, it is impossible to state the impact of this on the level of risk to road users and pedestrians.

The swept path analysis included in Appendix B Transport Statement (Bellamy Transport Consultancy, June 2022) appears to show that a refuse vehicle could not get around the corner into the development without moving on to the wrong side of the road. Any vehicle, particularly heavy goods vehicles operating on the wrong side of the road represent a clear and tangible danger to other road users including more vulnerable road users such as pedestrians and cyclists.

## **Resident Wellbeing**

The development will negatively impact the wellbeing of existing Dillons Road residents due to an increase in the volume of heavy traffic during the development phase and residential traffic following completion of the development. Many of the current residents are elderly and/or have physical

**Andrew Williams**

Clerk and Responsible Financial Officer

Creech St Michael Parish Council

1 Impens Cottages | Petherton Road | North Newton | TA7 0BB

07708 680797 | clerk@creechstmichael.net

[www.creechstmichael.net](http://www.creechstmichael.net)

# Creech St Michael Parish Council

A Parish to be *Proud of*

restrictions. The increase in pedestrian traffic will cause increased disturbance and the possibility of residents feeling more vulnerable and would therefore be of minimal benefit to the community.

Dillons Road is currently free of street lighting. The development will bring an increase in road and pedestrian traffic that will pose a significant concern to vulnerable residents at night, potentially impacting on their wellbeing and mental health.

## **Environmental Impacts**

An Ecological Impact Assessment was conducted by a walk over the site on 23/09/2021. It states it was to search to identify "breeding birds, badger *Meles meles*, dormouse *Muscardinus avellanarius*, bats, reptiles and amphibians." It should be noted that it is not typical of most garden and urban fringe species of bird to breed in the month September.

We believe that the development of this site will negatively impact local wildlife as it is frequented by a number of different species. Evidence from the local community lists bats, badgers, deer and a wide range of garden and urban birds making frequent use of the site. Removal of which would negatively impact the rural environment.

## **Mitigations**

If permitted there must be a Construction Management Plan for the development, agreed and approved by the local community and Parish Council. This must limit noise levels, place restrictions on working hours, ensure that roads are cleaned daily and that checks before during and after development are made on vibration levels and the potential impacts on surrounding properties. In addition, there must be designated and patrolled parking areas for construction vehicles, and the vehicles must have an agreed transportation plan for access/egress to the site.

If permitted, the Parish Council would seek assurances that conditions are imposed to withdraw any "permitted development" conversion of the lofts or installation of dormer windows within the properties, together with restrictions on any future planning applications to install dormer style windows, balconies or loft conversions to safeguard and protect the privacy of the existing single storey properties in Dillons Road.

If permitted, the Parish Council would seek assurances that significant improvements would be made to the junction of Dillons Road, North End and St Michael Road, to improve access and visibility for all road users. The additional vehicle movements caused by the development, will increase the risk of collision and accident for all road users, particularly the vulnerable and elderly. In addition, the increase in pedestrian traffic will need to be accommodated by the addition of a crossing point on St Michael Road to allow users to safely cross to the pedestrian route in to the centre of the village.

**Andrew Williams**

Clerk and Responsible Financial Officer

Creech St Michael Parish Council

1 Impens Cottages | Petherton Road | North Newton | TA7 0BB

07708 680797 | [clerk@creechstmichael.net](mailto:clerk@creechstmichael.net)

[www.creechstmichael.net](http://www.creechstmichael.net)

# Creech St Michael Parish Council

A Parish to be *Proud of*

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Williams', enclosed within a faint, light-colored rectangular border.

**Andrew Williams**

Clerk and RFO

Creech St Michael Parish Council

**Andrew Williams**

Clerk and Responsible Financial Officer

Creech St Michael Parish Council

1 Impens Cottages | Petherton Road | North Newton | TA7 0BB

07708 680797 | [clerk@creechstmichael.net](mailto:clerk@creechstmichael.net)

[www.creechstmichael.net](http://www.creechstmichael.net)