

Date: 28.02.2025

REF: 14/25/0002

Planning Officer: Daniel Power

Dear Daniel,

Application for approval of reserved matters following Outline Application 14/23/0002 for the access, appearance, landscaping, layout and scale for the erection of 100 No. dwellings, public open space, landscaping, sustainable drainage system (SUDs) and vehicular access on land at North End, Creech St Michael.

At a meeting of Creech St Michael Parish Council Planning Committee held on the 19 February 2025, the planning application reference 14/25/0002 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

X

The Parish Council objects in principle

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

Comments

Highways

The Parish Council is concerned at the lack of any proposals to mitigate for the impact of increased traffic and pedestrian travel in to Langaller Lane and onward in to the villages of Creech St Michael and Creech Heathfield. The Parish Council refers to application 14/17/0033 for the same site, which



Creech St Michael Parish Council
1 Impens Cottages
North Newton
Bridgwater
Somerset
TA7 0BB

clerk@creechstmichael.net 07708 680 797 www.creechstmichael.net

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provided for significant mitigations to Langaller Lane, North End and St Michael Road and is disappointed that these same and necessary actions are not included in the current application.

The Planning Authority and Highways Authority are aware of the limitations of travel routes through Creech St Micheal, including the lack of pedestrian access from Langaller Lane and North End in to the village of Creech St Michael. To have not considered this for this application is a serious and significant failure of the Highways Authority.

Local Equipment Area for Play (LEAP)

The Parish Council would encourage the developer and the Planning Authority to reconsider the need for a LEAP on the site, when there is an existing large play area already available near to the development. The existing provision is significant and accessible from the development via a direct footpath. The Parish Council believes that greater benefit could be drawn by allowing the developer to make a financial contribution to the ongoing maintenance of the existing provision.


Allotment Space

Demand for allotment space within the Parish is consistently high and available space is limited. Should the proposal to remove the LEAP be considered, the Parish Council would encourage the extension of the allotment space to include that space allocated to the LEAP.

Pumping Station

The Parish Council encourages consideration of relocating the Pumping Station to a site that is as far from existing properties as much as possible. The proposed location is too close to existing properties and peents a real and genuine concern to residents regarding noise and disruption.

Yours sincerely



Andrew Williams



Creech St Michael Parish Council

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North Newton
Bridgwater
Somerset
TA7 0BB

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Clerk and RFO
Creech St Michael Parish Council



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North Newton
Bridgwater
Somerset
TA7 0BB

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