



Date: 26.04.2023

**REF: 14/23/0017**

Planning Officer: Darren Roberts

**Application for Approval of Reserved Matters following Outline Approval 14/21/0024 for the erection of up to 28 No. dwellings with associated works, appearance, landscaping, layout and scale on land to the west of Derham Close, Creech St Michael.**

At a meeting of Creech St Michael Parish Council Planning Committee held on the 25<sup>th</sup> April 2023, in the presence of nine members of the community, the planning application reference 14/23/0017 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**

The Parish Council broadly supports the application. But the Parish Council has concerns relating to the traffic management plan, the ownership of land adjoining the access to the site from Derham Close, the working hours of the site and the need for the developer to minimise the impact of the development of the surrounding natural landscape.

**Traffic Management Plan**

The Parish Council welcomes the applicant's submission of a traffic management plan relating to the movement of vehicles in and out of the site during the construction phase. The comprehensive plan

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fails to address concerns relating to the potential risk to pedestrians along Hyde Lane in the proximity of Creech St Michael Church of England Primary School. At peak times during each day, there are significant numbers of pedestrians, including young children that use Hyde Lane as a route to their school. The risk posed from a significant number of vehicle movements at these peak times is significant and exacerbated by on-street parking.

The Parish Council seeks a guarantee that the developer will implement robust mitigating measures to reduce the risk to pedestrians at his point in the proposed route in to the site.

The Parish Council would also wish to bring to the attention of the applicant that much of the route in to the site via North End, St Michaels Road and Hyde Lane is subject to a speed restriction of 20mph.

### **Ownership of Land Adjoining the Access to the Site from Derham Close**

It has been brought to the attention of the Parish Council that there remains the potential for dispute between the existing property owners of 37 and 38 Derham Close and the applicant, relating to the land required to provide the formal access to the site from the existing development. The Parish Council wishes to ensure that this is resolved to the satisfaction of the existing residents.

### **Site Working Hours**

According to the Traffic Management Plan, the proposed site working hours are between 07.30 and 18.00, Monday to Friday and 07.30 and 13.30 on Saturdays. The Parish Council requests that this is restricted to 08.00 to 18.00 Monday to Friday and 08.00 to 13.30 on Saturdays.

### **Impact on the Natural Landscape**

There is a significant amount of natural habitats on the boundary of the proposed development site. In particular there is a protected hedgerow that is known to provide habitat for badgers, wild birds and many native plants. Whilst the developer has recognised the importance of the hedgerows, the Parish seeks a firm and unequivocal commitment from the developer that these will be protected and remain undamaged during the construction phase of the development.

Yours sincerely

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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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