

**TAUNTON
DEANE
BOROUGH
COUNCIL**

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Assistant Director, Planning & Environment

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Our Ref: **14/17/0033** (please quote on all correspondence)

17 April 2018

MR P ISHERWOOD
GLADMAN DEVELOPMENTS LTD
GLADMAN HOUSE
ALEZANDRIA WAY
CONGLETON BUSINESS PARK
CONGLETON, CHESHIRE
CW12 1LB

Dear Mr Isherwood

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

Proposal: Outline planning application with all matters reserved, except for access, for the erection of up to 200 No. dwellings with public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point off Langaller Lane, Creech St Michael

Application Type: Outline Planning Permission

Grid Reference: 327117.12643

Please find enclosed the decision notice for your planning application **14/17/0033**.

It is very important that you carefully read the entire notice including the notes, and that you do not carry out any works relating to this application as you may render yourself liable to prosecution if you do.

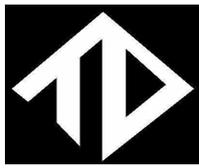
Site Notice

The Local Planning Authority may have erected a Site Notice on or near the application site to advertise this development proposal. Could you please ensure that any remaining notice in respect of this decision is removed from the site and suitably disposed of. Your co-operation in this matter is greatly appreciated.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T. R. Burton'.

ASSISTANT DIRECTOR, PLANNING & ENVIRONMENT



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PLANNING & ENVIRONMENT

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Application No: 14/17/0033
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Taunton Deane Borough Council under the above Act hereby REFUSE PERMISSION for the above development for the following reason(s):

1. The proposed development site lies outside the defined settlement limits of Creech St. Michael. It would result in a large scale unplanned extension of the village, preventing a full assessment of the most sustainable options for future growth that would consider a range of factors such as available and planned infrastructure, walking distances to key facilities and provision of services in order to achieve sustainable development.

The Council recognises the aim to boost significantly the supply of housing, but it considers that delivery rates in Taunton Deane remain healthy and there is a substantial pipeline of future sites to meet five year supply requirements across the Borough. Policies for the supply of housing are therefore not out-of-date and the tilted balance is not invoked. A further 200 dwellings being apportioned to the village would not accord with the role and function set for it by the Core Strategy and would actually see it accommodating more new homes than either of the two Major Rural Centres outlined by the Plan thus undermining spatial policy to a serious extent.

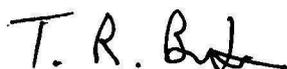
Added to this the development will put pressure on local services which are limited in their ability to be able to cope with such an unplanned large expansion of the village. It is, therefore considered to be contrary to Policies SD1, CP1, CP4, CP6, CP8 SP4, DM1, & DM2 of the Taunton Deane Core Strategy 2012.

There are no material considerations that would outweigh these significant and demonstrable harms or the fundamental conflict with the development plan. The proposal it is considered does not fulfil the requirements for Sustainable Development as set out in policy SD1 and the National Planning Policy Framework (2012).

2. Insufficient information has been provided to demonstrate that the proposed development is not contrary to Section 4 of the National Planning Policy Framework (2012) and Policy DM1 of the Taunton Deane Borough Core Strategy (Adopted 2011 – 2028) since the proposed development is likely to result in a severe transport impact that could be prejudicial to the safety, amenity and convenience of highway users.
3. The development of this large open unallocated greenfield area outside the settlement boundary of Creech St. Michael it is considered would be contrary to Policies CP8, DM1, DM2, and SP4 of the Taunton Deane Core Strategy 2012, and Policies ENV1, and SB1 of the Taunton Deane Site Allocations and Development Management Plan 2016. The proposed development if allowed would create a significant visual intrusion into this area of countryside changing the character and appearance of the environment surrounding Creech St. Michael, and would lead to a direct loss of the important gap separating Taunton and this outlying village settlement. The coalescence of the village with the greater Monkton Heathfield development planned for the eastern side of the M5 motorway is considered unacceptable in visual terms notwithstanding any proposed open space buffer set out with this application and the Green Wedge buffer which partially separates the Monkton Heathfield development from the Motorway. The site is valued for its own intrinsic sake as part of the countryside surrounding the village and should therefore be protected from sporadic unplanned development.
4. There is no mechanism in place to secure appropriate affordable housing provision, surface water attenuation and management, children's play facilities and any other wider recreational contributions, a public art contribution or an acceptable travel plan as part of the development. The proposal is, therefore, contrary to Policy CP4 of the Taunton Deane Core Strategy and Policies A2, D13 and C2 of the Taunton Deane Site Allocations and Development Management Plan.

NOTES TO APPLICANT

Not Applicable



ASSISTANT DIRECTOR, PLANNING & ENVIRONMENT

Date: 17 April 2018

N.B. Notes of the applicant's rights are overleaf.

NOTES

- (1) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of the service of the enforcement notice or within 6 months (12 weeks in the case of a Householder Appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel : 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

- (2) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.