

From: [Penna, Andrew](#)
To: [Plan admin](#)
Subject: FW: Appeal ref: APP/D3315/W/18/3205705
Date: 09 January 2019 07:36:17
Attachments: [08.01.2019 Planning Inspector APP.D3315.W.18.320705 Brenda Brighton.docx](#)

Appeal correspondence

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From: Brenda Brighton [mailto:brendabrighton@hotmail.co.uk]
Sent: 08 January 2019 21:58
To: Tim Salter - Planning Directorate <tim.salter@pins.gsi.gov.uk>
Cc: Penna, Andrew <A.Penna@tauntondeane.gov.uk>; STEVE ALTRIA <STEVE.ALTRIA@BTOOPENWORLD.COM>
Subject: Appeal ref: APP/D3315/W/18/3205705

Dear Tim

Please find attached a letter for Mr Dakeyne, Planning Inspector in response to the revised Gladman Development traffic calming/PRoW documents which were only logged onto TDBC's planning application site yesterday.

Kind regards
Brenda

**20 Dillons Road
Creech St Michael, Taunton
TA3 5DS**

Ref: APP/D3315/W/18/320705

Mr Tim Salter
Case Officer
The Planning Inspectorate
Room 3/0
Temple Quay House
2 The Square
Bristol BS1 6PN

08 January 2019

Dear Mr Salter

Gladman Developments Ltd Planning Application 14/17/0033 Langaller Lane, CSM –

FAO Mr Dakeyne Planning Inspector

Yesterday, **only 5** working days before the Appeal commences, revised traffic calming/PRoW proposal documents were added to the TDBC website.

1. I would like to raise the fact that not everyone has access to computers and, therefore, have absolutely no chance of viewing these documents or being consulted upon the proposed changes. Several residential properties in West View and North End will be affected by the proposed traffic calming measures and proposed foot/cycle path.

2. I object to the proposed floodlit PRoW which runs from Hopkins Field to North End, which currently runs across the field, as this will create light incursion to the low lying bungalows in West View and could create a security risk to the properties. This PRoW will become a “suburban” foot/cycle path not a country public right of way.

3. Phase 2 of the Monkton Heathfield is allocated, not yet live, but I cannot see any traffic capacity figures logged onto the TDBC website. Have these been produced?

4. The three properties, known as The Myrtles, under the proposed plans will lose the footpath outside of their boundary walls in order to create a wider road, so as well as the issue of losing the footpath they could be faced with problems driving in and out of their properties due to queuing traffic by the chicane, and their visibility will also be reduced when exiting their properties onto the highway. These 3 properties are for elderly residents and the proposed changes are not acceptable in this location.

5. What affect will these traffic calming measures have on the already existing flooding issues? North End, Hyde Lane, Ham, Ruishton all flood and the only way out of the village is via North End/Langaller Lane. We have large delivery lorries and large farm vehicles travelling through the village so will any problems be created by the chicane, particularly when North End floods and all the traffic is directed along North End?

6. On the plans there is still a virtual footpath on North End by the boundary wall of West View 113, so pedestrians/dogs on leads/mothers with prams/young children will still be forced to walk into the traffic. Would this be classed as acceptable?

7. The cottages in North End which are sideways on at the entrance to the PRow will find it become a 3m tarmac "lit" foot/cycle path and emergency access. Not the country footpath which it currently is but a suburban feature right outside their old cottages.

The proposed changes by Gladman Developments are significant, and appropriate consultation should have been factored into the process in order to make this process "fair" to the residents of Creech St Michael, as well as enabling SCC Highways to have sufficient time in which to respond to the proposals. District Councils, unlike Gladman Developments, do not have the luxury of having expert consultants/or funds available at all times in order to deal with this type of speculative planning application.

Yours sincerely

Brenda Brighton (Mrs)