

Hi David

Thank you for your e mail, as suggested please see below the **AMENDED COMMENTS** from Abbas and Templecombe Parish Council in relation to the above application.

Regards Tina Chapman Clerk

From: tina

Sent: 28 April 2020 16:06

To: david.kenyon@southsomerset.gov.uk <david.kenyon@southsomerset.gov.uk>

Subject: Planning application no 19/03416/OUT Outline application - Land at Manor Farm Combe Hill Templecombe

Dear David

Please see below response from Abbas and Templecombe Parish Council in relation to planning application no 19/03416/OUT

Parish Council have been asked for further observations.

Observations

1. Heritage.

The amended master plan shows the removal of construction to the rear and has replaced them with a proposal for a community area ' Manor green'. There is no indication who will be responsible for the maintenance of this area. The Parish Council would be unable to consider taking responsibility for this area but it is not indicated who would take responsibility. Without a maintenance plan in place the area would be extremely vulnerable to neglect and therefore develop into a totally inappropriate setting for the historic building.

As mentioned, above, the master plan shows the removal of some construction to the rear and this has been replaced with a proposed community area. As the listed building would still be in close proximity with the community area there appears no thought as to how such a community area can be made safe and secure by fencing that would also still be in keeping with the historical setting.

The amended plan does not address the unacceptable proximity of proposed construction to other properties in Templars Barton.

2. Highways

The report from Highways indicates that at the junction of the A357 and A30 (Virginia Ash), this scheme on its own will not create capacity issues and ' when considering purely the development proposal as submitted it is considered that the predicted worsening of the operation of the junction as a result of the proposed development is unlikely to be classified as 'severe' in terms of the NPPF

However, the Parish Council has already requested that the cumulative impacts of all the other development sites in and around Templecombe must also be taken into account.

The transport assessment has shown that cumulatively the developments in the area will mean this junction has 'practically no spare capacity'

Highways state 'it would be considered unreasonable to request that this applicant addresses the capacity issues generated by other developments and background growth'. As a Parish Council we must

ask who is responsible as it appears Highways is unable to look at any strategic planning and ask who should 'addresses the capacity issues generated by other developments and background growth'.

The Parish Council remains hugely concerned at the safety of the proposed location to the site which has not been addresses and not that the Farm entrance is also in close proximity to the exit to the site which generates a further hazard.

The updated changes still do not address the remaining issues of scale of growth and landscape & visual impact.

The following additional comments should also be noted and taken into account:-

1. Peak time is quoted as 08.00-09.00 and 17.00-1800 in the Report.
2. It is noted the use of an outer urban standard for their trip assessments - not a rural environment.
3. It is not stated what they mean by future loading in terms of which developments they account for.
4. It is felt the vehicle entering and leaving the development figures are low as it is expected 2 people per household will leave and return for working hours ie about 160 cars at each end of the day.
5. It is felt the right turn out of the development is the most hazardous as traffic going south travels quickly and crossing to the opposite side of the road is further to go
6. No real change from previous information given and overruled by Highways.

Conclusion :

As a Parish Council would still be unable to support this development for the reasons above.

Regards Tina Chapman Clerk to Abbas and Templecombe Parish Council