

BRADFORD ON TONE PARISH COUNCIL

EMAIL TO SOMERSET WEST AND TAUNTON PLANNING

OUTLINE PLANNING APPLICATION 07/19/0003 FOR THE ERECTION OF 2 NO DETACHED DWELLINGS WITH ASSOCIATED WORKS AND PEDESTRIAN ACCESS TO SITE FOR VILLAGE PLAY AREA ON LAND TO THE WEST OF REGENT STREET, BRADFORD ON TONE

Bradford on Tone Parish Council object to the above application and requests that the Planning Authority refuse it for the following reasons.

1. Although the site is bounded by existing development the application site for the two dwellings lies outside the Development Plan boundary. The fact that it adjoins the defined settlement boundary of the village is irrelevant. Policy SP1 of the Council's Core Strategy identifies Bradford on Tone as a village where small scale development proposals within settlement limits will be supported.
2. Policy DM2 – Development in the Countryside states that open market housing applications are not supported outside of the defined settlement limits.
3. The site for a proposed play area is considered inadequate. It is worth noting that in the Collier Planning Statement reference is made to the fact that the Parish Council has identified adjoining land to the south of the application site as the 'preferred site.' There is currently no preferred site.
4. Vehicular access onto Berry's corner from the proposed housing site is unsuitable. The village road is already busy, is used as a 'rat run' and the Parish Council's view is that any additional traffic movements on this acute bend would be to the detriment of safe access to and from the public highway.
5. Over 30 villagers attended the site meeting to voice their concerns.

In conclusion the Parish Council consider that for the above reasons the application should be refused.

Please acknowledge receipt of this objection.

Derrick Bott

Clerk to Bradford on Tone Parish Council

15 May 2019