

Tiverton and Tilstone Fearnall Parish Council

Planning Committee; Cllrs. Ibbotson, Mould, Hocknell, Sharma

Committee Report, January 2019

The Planning Committee met on 18th November 2018 to discuss the following applications;

18/04086/FUL. Sheenella Bank Cottage, Vicarage Lane, Tilstone Fearnall, Cheshire CW6 9HP. Detached garage conversion.

No objections were raised.

18/04013/FUL. Shady Oak, Bates Mill Lane, Brassey Green, Cheshire, CW6 9UE. Visitor centre, glamping, lodges, marquee hard standing.

The following was submitted to CWaC Planning Department;

“We have received a number of complaints from local residents about the proposed development, citing the likely increase in traffic and noise pollution. Also regarding the landlord's alleged poor track record in managing this public house and site over many years, which did very little to make the pub, restaurant and associated facilities attractive to local residents. The latest example, under the new management, is the reduction of opening days to Wednesday - Sunday. The Shady Oak for many years has not been seen by locals as one of the attractions of the Tiverton-Beeston neighbourhood). Unless we look back a long time to the previous landlord, it has failed to capitalise on its prime location on the Chester/Shropshire canal, virtually on the Sandstone Trail and in an affluent neighbourhood which has lost most of its hostelrys in recent years.

Tiverton and Tilstone Parish Council is not averse to the development, as it seems likely to enhance the present facilities by adding extra holiday-maker capacity via relatively enhanced accommodation (glamping tents and wooden lodges) when compared with the existing camping and touring caravan facilities.

However our main concerns are as follows;

- 1) The eventual build and aesthetic quality of the proposed development.. The surroundings of the current amenities block are something of an untidy eyesore, including a full builders' skip of long standing. We would want this matter to be addressed to our satisfaction as a condition of any planning approval.
- 2) Noise and night-time light pollution - we are very concerned about the proposal to hold unspecified marquee-based "events" on the planned concrete pad. We are strongly against any event involving loud music, excessive lighting and big increases in traffic. In any case would separate change of use permission be required if this were the case?
- 3) The changes to the site should not impact negatively on the view from Beeston Castle, which directly overlooks it, as well as the immediate views from around the site.

These general issues were raised by the Parish Council when the original application for the current camp-site was being discussed.

Relevant extracts from the Beeston, Tiverton and Tilstone Fearnall Neighbourhood Plan are included below;"

"Residents are, by a large majority, concerned to protect the character and "peace and tranquillity" of the villages. However, residents do support housing and small business developments of an appropriate size and location."

"POLICY BE1: NEW BUILT DEVELOPMENT New development will be of an appropriate size, height, scale, mass, materials, layout, access and density that respects the character of the local built environment, its history and surrounding natural landscape, including rural skyline, and seeks to reinforce this character through quality design. Regard should be had for the latest Landscape Strategy from CWAC. "

"POLICY BE2: DEVELOPMENT IMPACTS New development should: • address the impact that it is likely to have on local facilities, either directly or through developer or other contributions. • incorporate, where practicable, energy efficiency measures . • minimise water usage. A Zero Carbon Footprint will be strongly encouraged,"

"POLICY ED3: EXISTING BUSINESSES • Development that supports the retention of existing businesses will be supported, subject to it being of an appropriate form and scale. "

"POLICY ED4: RETAIL PREMISES • Small scale proposals to consolidate, expand or add to local retail provision in the villages will be broadly supported. Such proposals could reasonably include licenced premises or café-style uses. "

18/04267/FUL. Sunny Ridge, Huxley Lane, Tiverton, Cheshire, CW6 9NB. First floor extension to front/side and alterations.

No objections were raised.

18/04707/FUL. Foxheys, Vicarage Lane, Tilstone Fearnall, Cheshire, CW6 9HN. Demolition of existing single storey element to side and erection of a single storey side extension, alteration to dormer to front and addition of dormer to rear, render property, addition of bi-fold doors to replace windows to rear, addition of roof lights to front and rear and solar panels to rear.

No objections were raised.

Gordon Ibbotson,

Deputy Chairman.

08/01/2019