

Tiverton and Tilstone Fearnall Parish Council

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

Committee Report, March 2018

The following planning application was discussed by Cllrs Mould and Ibbotson;

18/00011/FUL. Erection of detached double garage, caravan shelter and fuel store. Demolition of existing outbuilding. Re-positioning/rationalising of residential curtilage/rear paddock curtilage. Oaktree Cottage, Nantwich Road, Tiverton Heath.

No objections were raised.

The following informal pre-application enquiry was discussed and investigated on-site by Cllrs Ibbotson and Cheshire;

Hulgrave Hall. Proposed erection of a new dwelling in open countryside behind Hulgrave Hall, under paragraph 55 of the NPPF. This allows for exceptions to the general requirement to avoid new isolated homes in the countryside under “special circumstances”. In this case the exception being cited by the potential applicant is “the exceptional quality or innovative nature of the design of the dwelling”.

Cllr Ibbotson was initially approached by the owner who had spoken to Niall Casselden who “surprisingly, didn’t seem to object” to the proposal, but referred the owner to the Parish Council. After discussions with Mr Casselden, Clls Ibbotson and Cheshire met the owner and his architect on site on February 12th. Cllr Cheshire explained that our Neighbourhood Plan and the CWaC Local Plan had precedence over the NPPF when applications were being considered, which the architect disputed; he said that he would check that out with his planning expert and get back to us, which he has not yet done. We informed them of our undoubted view; that such a development would be ruled out by the provisions of our NP and the CWaC Local Plan, for a number of reasons.

Cllr Ibbotson subsequently informed Mr Casselden of the Parish Council’s strong disapproval of such an application should it be submitted. He agreed to keep us informed.

Gordon Ibbotson,

Deputy Chairman,

13/03/2018