

Tiverton and Tilstone Fearnall Parish Council

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

Committee Report, March 2020

The following applications were discussed by the Planning Committee;

19/01916/FUL. Hilly Bank, Huxley Lane, Tiverton, CW6 9NB. Demolition of existing dwelling and erection of new dwelling house.

This application was approved despite the Parish Council's objections. In response to our request for explanation of the decision CWaC's Planning Team Manager sent the following; *"I'm afraid the Local Plan specifically allows replacement dwellings in principle, so a blanket objection to all replacements can only carry limited weight. If the Parish Council has specific concerns about the design of proposed buildings please do let us know when submitting comments on individual applications"*.

We also asked why we do not receive any feedback or discussion when our objections are over-ruled or when changes to the application are being contemplated. As yet we have not received any answer.

20/00217/FUL. The Willows, Huxley Lane, Tiverton, CW6 9NB. Demolition of existing dwelling and erection of replacement dwelling.

The Planning Committee made the following submission;

"Since the Parish Council's objections to the recent Hilly Bank application (19/01916/FUL), a neighbouring property, were over-ruled we suppose that a precedent has been established and that this application for another new, replacement dwelling will be approved. We trust that policy BE1 of our Neighbourhood Plan and the requirements of the Tiverton Conservation Area will be strictly adhered to".

19/04505/FUL. Hand Green House, Pudding Lane, Tiverton, CW6 9SN. Erection of an oak framed annex and change of use to residential land.

The Planning Committee made the following submission, reflecting the decision made at the January Parish Council Meeting;

"The Parish Council strongly opposes this application for a so-called annex, which is circa 40 metres from the existing dwelling and 5 metres plus into what is currently a field.

What is proposed is actually a new dwelling in open countryside, which is contrary to the Local Plan Policies STRAT 8 and STRAT 9, and also contrary to the policies of our Neighbourhood Plan. Tiverton is not even designated as a local service centre.

The proposed change of use and proposed residential developments are therefore totally unacceptable".

19/04577/FUL. Hulgrave Hall, Huxley Lane, Tiverton, CW6 9UQ. Demolition of existing mono-pitched lean to main entrance area and construction of new single storey extension.

No objections were raised.

20/00408/FUL & HED. Land Adjacent Hectors House, Nantwich Road, Tarporley. Remove 10m of hedge to allow for the provision of a new agricultural access.

The Planning Committee made the following submission;

“The Parish Council supports this application, despite the unfortunate but unavoidable loss of hedgerow, because the proposal should reduce traffic inconvenience and improve road safety at this notorious junction”.

20/00049/AGR. Proposed agricultural building, Tiverton Lodge.

The Parish Council was not notified of this application, which was brought to our attention by a resident, because, as explained by Planning Department;

“this application is a prior approval application and not a full planning application. The Local Planning Authority have confirmed that in this case, prior approval is required (which is why a site notice was erected but the Parish Council were not consulted when the application was submitted). The prior approval does cover the siting and design but planning policies are not a material consideration and we cannot object to the principle (providing it complies with the permitted development criteria). I will consider your comments below when assessing the siting.

My comments were as follows;

“The Parish Council, in principle, supports the development of new small businesses that also help diversification of both the sources of income and activities of local farms. The Supporting Statement provides suitable references to the relevant policies in both the Local Plan and the Neighbourhood Plan to this effect.

Our objection is to the location of this proposed development, in Open Countryside, impinging on the landscape at the very outskirts of Tiverton village itself. We support the views of Mr Ben Still, whose house is the nearest to the proposed development. as to the inappropriate location and building size

DM3 of the Local Plan states that agricultural buildings must meet the requirement of STRAT 9 and the following criteria (abbreviated);

** must be satisfactorily sited in relation to existing buildings in order to minimise the impact on the landscape.*

** must be appropriate in scale, design, materials and landscaping so as not to harm the character of the countryside.*

** avert the intensification or creation of a traffic safety hazard.*

** sited and of an appropriate scale so as not to cause harm to the living conditions of any nearby existing residential properties.*

Further, we propose that any permitted development rights should be withdrawn to prevent conversion to another use (we remind you of the planning fiasco of nearby Barn View.

DM4 states that;

** proposals should utilise existing buildings on the holding and be ancillary to the main farm business.*

** subject to policies controlling development in open countryside.*

** any new buildings should be small in scale, relate to existing development and should have no adverse effect on.... the appearance and landscape quality of the area.*

** not create an unacceptable impact on the highway network.*

We are of the opinion that the proposal fails on all the above detailed points, which could be avoided by a revised location adjacent to the existing Tiverton Hall complex of buildings and a single-storey building”.

20/00628/LBC. Old Post Office Cottage, Huxley Lane, Tiverton, CW6 9NB. Single storey extension to provide garden room.

For consideration at the March Parish Council Meeting.

Cllr. Gordon Ibbotson.

10/3/2020