

Tiverton and Tilstone Fearnall Parish Council

Planning Committee; Cllrs. Ibbotson, Mould, Sharma

Committee Report, January 2021

The following applications have been discussed by the Planning Committee;

20/04277/CAT. Woodcot, Tilstone Bank Road, Tilstone Fearnall, CW6 9QH. Sycamore trees - request to fell and replace with a specimen tree that will be Liquid Amber.

No objections were raised.

20/04316/FUL. Land at Lake Cottage, Nantwich Road, Tilstone Fearnall.

We strongly oppose this application.

Our objections to the original application (19/02854/FUL) are reproduced below;

"We strongly oppose this proposal. We see no reason why the re-developed property to the North-West of Lake Cottage could not share the existing Lake Cottage drive. This stretch of the A51 is fast and dangerous; creating yet another entrance to it is undesirable - hardly a Parish Meeting passes without complaints from residents and a discussion of speeding and danger on the A51.

We are also incensed that the applicants originally created the entrance without any notice or planning permission - it came to our notice through the complaint of a neighbour and the Parish Council had to investigate, then raise the issue with yourselves. In response the applicant undertook that the entrance was essentially temporary. It would now appear that their original intention was to create a permanent entrance. We would wish to take any steps possible to deter such irregular, somewhat underhand, approaches to obtaining planning permission. Our parishioners are very sensitive to, and angry about, people who circumvent the normal, required procedures and get away with it,"

On reflection it is clear that CWaC Planning department has somewhat lamely endorsed the irregular and undesirable actions of the applicants and, yet again, has ignored the strongly-expressed views of the Parish Council and residents. This case raises the issue, once again, about which our residents understandably complain, of persistent developers breaking the planning rules and getting away with it. It would seem that implicit encouragement has already been given through discussions with Highways about changes to the proposed splays and hedgerows, as if that were the only issue in contention..

We have reviewed this application yet again and I reproduce the summary conclusions of my Parish Council Chairman, to underline our strength of feeling on this application;

"I agree that they are persistent and are likely to continue being so - and so should we be!

I have two main observations, other than being annoyed about the underhand way they have gone about this.

*Firstly, the A51 is a very busy road and as a result I think only in exceptional circumstances should we agree to a new entrance/exit being permitted on to this road. There is a perfectly viable alternative as we pointed out in the previous round. Secondly, and possibly more concerning, this time around they are proposing removing 50m of mature hedgerow in order to achieve better visibility. Admittedly they are proposing re-planted a new hedge further back to facilitate better visibility, but this goes against the NDP which has a clear policy (NE7) regarding hedgerows:
"Preserve existing hedgerows and their surrounding features...."
What they are proposing is clearly in breach of that (as they were when they illegally removed a portion of the hedge in the first place for their "temporary" entrance.)*

06/04487/FUL. Highfield, Huxley Lane, Tiverton, CW69NB. Raise roof height to create first floor terrace area, conversion of garage to habitable room, erection of detached garage, render all elevations, replacement windows and alterations.

For discussion at the Parish Council on 12/01/2021.

Cllr. Gordon Ibbotson.

11/01/2021