

Tiverton and Tilstone Fearnall Parish Council

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

Committee Report, March 2021

The following applications have been discussed by the Planning Committee;

20/03493/OUT Beeston Reclamation Yard, Whitchurch Road, Beeston, CW6 9NJ. Erection of up to 25 residential dwellings and associated infrastructure works.

As a follow-up to our earlier objections to this application I send the following to CWaC Planning Department;

*"Further to our previous submission on this proposal we would strengthen our opposition. The Beeston and Tarporley Station Reopening Group has now received funding to prepare a detailed business case for reopening the station. I would remind you that the Beston, Tiverton and Tilstone Fearnall Neighbourhood Plan (Policy T1) states that **"the site of the former station and immediate environs is to be protected from development that could compromise the future provision of a new rail station and associated facilities"**. The reclamation yard is included in the protected area on the accompanying map. Reportedly this provision in the Neighbourhood Plan carried considerable weight in the decision by the Department of Transport to make the grant award to the Group".*

21/00126/FUL. Land adjacent to Briar Lea, Nantwich Road, CW6 9HP. Residential development of 8 dwellings including 3 affordable cottage mews.

To be discussed at the Council meeting on 9/3/21, but rejection is strongly recommended.

Following the provisional ruling on this application by Jill Stephens, but subject to our discussions next week, I propose that our submission should be along the following lines;

" Put very simply the proposed development is contrary to policy STRAT9 of the Local Plan, and thereby our Neighbourhood Plan, since it is in open countryside.

The Parish Council, having been made aware of the occupant's unfortunate situation some time ago, and bearing in mind a general duty of care towards our parishioners, explored other avenues for improving his individual's situation, but these were deemed unacceptable. Unfortunately, these circumstances do not over-ride the planning imperatives".

21/00607/FUL. Maybeck House, 2 Gardenhurst, Tiverton, CW6 9NA. Extensions and alterations and erection of a small balcony to the rear.

To be discussed at the Parish Council on 12/01/2021, but we recommend that we have no objections to this application other than to question whether the size exceeds the indicated limits. This extension is quoted as a 28% increase on the existing floor plan (limit 30%), but this ignores a previous extension, details of which I have been unable to establish, but which would almost certainly render this extension in excess of 30% on the original floor plan.

21/00616/LBC. Old Post Office Cottage, Huxley Lane, Tiverton, CW6 9NB. Replace the frameless windows with a bespoke framed glazing system consisting of extruded aluminium alloy framing with polyester powder coating, with sliding openings.

To be discussed at the Parish Council on 12/01/2021. This surely is a matter for the LBC officials to decide but to us it sounds inappropriate for a listed building.

Cllr. Gordon Ibbotson.

08/03/2021