

Application15/5242N

Creation of hardstanding area around existing stable block for use of horsebox / trailers and storage of equine equipment.

Land to the rear of 12 Cemetery Road Weston CW2 5LQ

Observations of Weston & Basford Parish Council

The Parish Council is extremely concerned about this proposal and considers that as submitted inadequate detail and clarification is given as to the applicant's future intentions – there is no overall scheme for the site.

The Parish Council has received representations from local residents objecting to the proposal.

The area of hardstanding applied for is disproportionately large for the general use proposed.

On a point of fact, the application site is to the rear of No 8 and not No12 Cemetery Road.

The site abuts the northern boundary of the Weston Village Conservation Area and the vehicular access is within the conservation area between Nos 8 and 12 Cemetery Road. The land edged red and blue on the application plan is within the Green Gap as defined in the Borough of Crewe & Nantwich Replacement Local Plan 2011.

The site is extremely rough and unkempt and within the area edged blue is an abandoned caravan. The site is likely to be clearly visible from the first floor windows of Nos. 28 to 38 Cemetery Road.

It is noted that in May 1999 the former Crewe & Nantwich Borough Council approved a part of the site for a residential garden (P99/0346) and this permission contained the following condition:

“This permission only relates to the use of the land as a private garden area in connection with the use of 12 Cemetery Road as a single family dwelling house and for no business or commercial use whatsoever. No cars/vans/truck/other vehicles or caravans or boats shall be stored within it without the express consent of the Local Planning Authority”

The access to the site is relatively narrow and also serves as the access to 8 and 12 Cemetery Road. The scale of operation now proposed suggests that the amenities of the occupiers of these dwellings will be severely disrupted and compromised by the increased comings and goings of large vehicles into and out of the site.

The application as presented is incompatible with the aims of the conservation area and could lead to the site being in an even worse untidy and derelict state than exists at the present time.

In the absence of further clarification and detail the Parish Council urges the Local Planning Authority to refuse this application.