

**MINUTES OF THE MEETING OF BURLAND PARISH HELD  
REMOETLY ON 8<sup>TH</sup> APRIL 2021**

<b>PRESIDING:</b>	Cllr Jo Thomas (Chairman of the Parish Council)
<b>PARISH COUNCILLORS:</b>	Cllr Steph Thompson Cllr Rob Clough
<b>APOLOGIES</b>	None
<b>IN ATTENDANCE:</b>	Cllr Stan Davies (Cheshire East Council) Mark Bailey (Clerk to the Parish Council) 12 electors were present

**1 DECLARATIONS OF INTEREST**

Parish Councillors were invited to make any declarations of interest. No declarations were made.

**2 PLANNING MATTERS**

The Chair opened the meeting and welcomed everyone in attendance.

The meeting was called to consider potential planning breaches relating to planning application 20/0336M. It was noted that there had been a lack of communication from CEC (Cheshire East Council) about this matter and BPC (Burland Parish Council) had been asked to intervene and possibly submit a complaint about the processes undertaken in relation to both the planning application and also in relation to other activities at the site (Wood View, Ravens Lane, Burland

A resident outlined the main concerns of the community in relation to this matter, summarised as the first stages of 'brownfielding' the land by fencing off buildings for a domestic dwelling.

Three issues were identified: -

- Appropriate development of the site and buildings – includes the erection of a shed on the south edge of the land and why this has been erected and why CEC has approved this? The shed is full of commercial machinery owned by the landowner. It was also stated that the land is maintained by a third party.
- Erection of a domestic chalet – initially a caravan was located on the land, but the chalet is permanent and is twice the size of the original caravan. This is seen as an inappropriate use of the land. The chalet/caravan is being used for domestic purposes at least twice a week.
- Fencing – this is over seven feet high and no permission has been obtained to build this.

Another resident stated that they had been approached by residents on Drakes Lane and raised an objection initially in June 2020. This created a planning enforcement number and a case officer was assigned.

Another resident set out a detailed summary of the issues relating to planning: -

- In 2017 when the land was put up for sale, Wright Marshall got planning permission for the first set of stables. The form used to gain this permission stated that the access to the land should not be changed. In the event, however, access to the site was altered so that the size of the original field gate (14 foot wide) was doubled and set back with no planning application.
- In the case of the fence and its height, this was included in the planning application for the haybarn and was refused for being too large. The haybarn application stipulated the machinery which could be stored and this has not been adhered to.
- Following planning permission being granted for the size of the building on the site, planning was submitted for additional stables for another four horses (in 2020). In between building the haybarn and submitting an application for

stables, an additional hard-standing was erected outside the barn area much larger than the area permitted by the original planning permission.

- It has been proven that the owner has been living on the site as pictures were shown on social media of beds and toothbrushes in the static caravan
- The steel-framed building on the site which runs parallel to Dig Lane has not got planning permission. This was erected supposedly under permitted development on agricultural land. It has been established that permitted development rights do not exist on the land due to the size of the building (which is over the limit for such structures under permitted development).
- The above point has been recognised by CEC Planning and the landowner needs to get planning permission. This would be difficult given that permission has already been obtained for the haybarn on the land.

Those at the meeting commented that they were not against people developing their land with the correct permissions, but this had not happened in this case. The request was that BPC represent the residents to get CEC to look at the matter and that the proper permissions are granted/not granted and any illegal development is stopped.

The Parish Clerk advised that the matter would be brought before the Parish Council at its meeting on 12<sup>th</sup> April 2021 for a formal decision, but he would advise that the Council makes a formal complaint to CEC about the way the case has been dealt with.

The meeting **AGREED** the following: -

- The Parish Meeting **RESOLVES** to request that Burland Parish Council submits a formal complaint to Cheshire East Council regarding the administration of planning matters at Wood View, Ravens Lane within the parish of Burland.

### 3 **NEXT STEPS**

It was agreed that the above resolution will be put before Burland Parish Council at its meeting on 12<sup>th</sup> April 2021 for approval/otherwise.

There were no further points made and the Chairman declared the meeting closed.

.....Chairman

The meeting commenced at 7.30 pm and closed at 8.33 pm