

MINUTES OF THE MEETING OF EXTRAORDINARY MEETING OF THE BURLAND AND ACTON PARISH COUNCIL HELD AT ACTON PARISH HALL ON 21ST AUGUST 2024

PRESENT:	Cllr W Stewart Cllr C Lewis-Jones Cllr M Wood	Chair Cllr C Mace Cllr J Thomas
APOLOGIES:	Cllr L Williams Cllr N Jackson Cllr S Stott	Vice-Chair Cllr P Percival
ALSO PRESENT	Cllr J Pearson (CEC) Dr. M Bailey (Clerk/RFO) Members of the public	Cllr B Posnett (CEC)

PART A

190 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs L Williams, N Jackson, P Percival and S Stott.

191 DECLARATIONS OF INTEREST

Members were invited to declare any disclosable pecuniary interest or non-pecuniary interest which they had in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests, to leave the meeting prior to the discussion of that item. There were no interests declared by Members present.

192 PUBLIC QUESTION TIME

The following matters were raised by members of the public present.

- Resident One – made the point that this is not infill or an Article 55 house, which is of architectural merit. Also agreed that this is against planning policy regarding building in the open countryside. The resident also stressed that the site has equestrian permissions only, yet has never been used for that, just for residential purposes. The resident listed a number of items which should not be on the site and also issues regarding business being conducted on the site. It was also mentioned that council tax is paid at the property and that family members appear to live on the site.

193 PLANNING MATTERS

The Parish Council considered planning matters affecting the parish.

193.1 Planning Applications

The Parish Council considered the following planning application.

24/2086N Wood View Caravan, Ravens Lane, Burland CW5 8PE
Outline application for single dwelling Self-build and Custom Housebuilding Act 2015.

Members made the following points: -

- The unanimous view is that the Parish Council should not support the application

- Linked with the above, there is a view that Cheshire East should await the outcome of the appeal before deciding on this application.
- There is also a view that planning policy will not support the application especially regarding building in the open countryside
- Members feel that previous applications have not been correctly put together as there has been no recreational equestrian use on the site and commercial activities have been going on for at least three years including the storage of personal business equipment without permission. This is despite no permitted development being applied to the site.
- In addition, information has been shared that industrial equipment is being kept on the site and that previous agreements had been contravened.
- Numerous things have been done without permission and local knowledge should be considered in being aware of this. Examples of this are the existence of a steel framed building, the construction of a cabin (using the site for residential/domestic purposes), the enlargement of the entrance and the erection of a fence without planning permission. Cheshire East Planning were asked to contact the Parish Council
- Members made the point that this is referred to by CEC Planning Officers as a 'small dwelling' but the area is the size of around ten dwellings (around 1400m²).
- It was stated that there are no residential premises on the west of Ravens Lane along its entire length and approving this would set a precedent.

.....Chairman

The meeting commenced at 8.00pm and concluded at 8.34pm