

**MINUTES of GREAT BUDWORTH PARISH COUNCIL PLANNING
COMMITTEE MEETING
held at the PARISH HALL at 7.00 PM on MONDAY 1st February 2016**

Part 1

Opened at 7.00pm.

1 Welcome and record attendance

Present:

Councillors: Cllr Lee, Cllr McAndrew, Cllr Kershaw, Cllr Collier, Cllr Torrance, Cllr Hopkinson, Cllr Brudenell

Members of the Public: 1

Clerk: Caroline Marshall

2 To accept apologies for absence

Cllr Forwood

3 Declarations of Interest

Cllr Hopkinson re: Items 7 and 8 due to the 14ft right of way access that is located for her property on the land adjacent to Caradoc.

4 Minutes of the Previous Meeting

Approved at the Parish Council Meeting held on the 11th January 2016

5 To hear representations from the public

It was agreed by all that Steven Jennings who was attending as a member of the public be allowed to contribute and advise during Item 7 as he has been liaising with the Land Registry and the Solicitors of the Owners of Caradoc on behalf of the Parish Council.

6 Planning Applications

i. Approved Applications (for information only)

(a) Application Number: 15/04667/FUL

Proposal: Alteration to the roof including 4 pitched roof gables, the erection of a conservatory and rendering the property.

Location: Caradoc, Smithy Lane, Northwich, Cheshire, CW9 6HL

(b) Application Number: 15/04624/FUL

Proposal: Extension of existing garage

Location: Kidbrook House, Budworth Lane, Great Budworth, Northwich, Cheshire, CW9 6HR

7 Application made by the owners of Caradoc and received from the Land Registry to register rights of drainage through the soakaway and septic tank under the Parish Field

A resolution proposed by Cllr Kershaw, seconded by Cllr Torrance and agreed by all was made to allow Steven Jennings to provide legal representation on a pro bono basis to the Parish Council regarding this matter.

Cllr Torrance advised that the owners of Caradoc have agreed to connect to the mains drainage supply once their conservatory and work on the gables is completed within the next 12 months. But have requested that they continue to be allowed to use the easement under the parish field in the interim.

It was agreed by all that Steven Jennings would write to the Land Registry prior to the 5th February 2016 formally objecting to the application that has been made for the following reasons:

- The factual basis for the easement has not been well established by the statement supporting the application.
- It is unclear whether the septic tank and soakaway system in place complies with upto date legislation.
- As the soakaway system is underground and it is unclear as to whether permission was originally granted in 1965 when it was installed the technical ground of 'no secrecy' needs to be established.

It was also agreed that a letter would be sent to the Solicitors of the Owners of Caradoc advising on the Parish Councils objection but stating that the reason for the objection is to slow down the formal process in order for a dialogue to continue between the Parish Council and themselves with the aim of an agreement being reached and the land registry application being withdrawn.

It was also agreed that in addition Cllr Torrance would speak to the Owners of Caradoc directly about the Parish Councils decision.

8 Land adjacent to Caradoc

It was agreed by all that Cllr Torrance would proceed with organising the laying of the mesh on the Parish Field.

It was agreed by all that a planning application should be made to CWAC to request a change of use for the field to Amenity/Public open space with a car park (therefore allowing parking for more than 28 days per year). But that this would not be undertaken until a plan for village parking has been established by the Parish Council.

It was agreed by all that the Clerk will seek written confirmation from CWAC that a Fields in Trust award for the Parish Field would not then prohibit the change of usage.

9 Date of Meeting

4th April 2016 at 7pm.

Part 2

Items of a “confidential or other special nature” during which it is likely that the meeting will not be open to the public and press as there would be a disclosure of exempt information as defined in Section 100l of the Local Government Act 1972.

None

Closed at: 8.00 pm

Signed as a true record

Cllr McAndrew
Chairman
7th March 2016