

Threapwood Parish Council

Meeting of the Parish Council

Wednesday 30 November 2022. 7.30pm in Chorlton WI Hall.

MINUTES

Prior to the start of the meeting, it was noted that the proceedings were going to be recorded for administration purposes.

PRESENT

Cllr. Miles Lewis – Chairman -- Cllr Steve Chewins -Vice Chairman
Cllr Louise Rees - Cllr Hugo Bourne - Cllr Brian Holmes - Cllr Chris Whitehurst
Richard Salmon (Clerk)
Members of the public - 2

APOLOGIES.

Tommy Wright (Minutes assistant) – ill.

DECLARATION OF INTERESTS.

Planning application 22/03886
Chairman - Cllr. Miles a family association
Cllr Brian Holmes - family relation

PUBLIC PARTICIPATION

The applicant of planning application 22/03886 Mr. R Woodward gave a brief presentation and member's questions. (Mr. Woodward's **Appendix A** and gives details of his applicant)

CASUAL VACANCY

Proposed by Councillor Cllr Chewins, seconded by The Chairman,

- 108 Resolved** Mr. Stephen Croasdale was co-opted on Threapwood Parish Council in absent, signing the acceptance form at a later date.

MINUTES

The Minutes of the meetings on 25th May 2022 (AGM) and 1st June 2022 were signed (they had been accepted at the last meeting) and

- 109 Resolved** the minutes of the meeting on 28th September 2022 were accepted and signed.

PLANNING.

The chairman handed over to the Vice Chairman and took no part in this agenda item.

Planning application 22/03886 for "Retention of 2 no. replacement buildings to be used for uses incidental to the main dwelling house, retention of horses stables with garage and store, retention of swimming pool and associated boundary wall - Partly retrospective)
Council debate the application and agreed on this observation (**Appendix B**)
The circulated Planning Register was noted.

Threapwood Parish Council

ACCOUNTS.

- 110 **Resolved** approved the following payment – and the Cash Book to be correct and up to date.

Name	For	Net	VAT	Gross	Date
R. Salmon	Defibshop/Pads	145.00	29.00	174.00	26/10
Poppy Appeal	Wreath			50.00	16/11
One.com	Domain name	(£142.00 Last year)			

111 DUTIES / AREAS OF RESPONSIBILITY

Resolved Cllr Louise Rees become a council cheque signatory and for Trees.

The meeting closed at 8:20 pm

The next meeting January 25th 2023

Signed

email: clerk@threapwoodparishcouncil.co.uk

<http://www.threapwoodparishcouncil.co.uk>

Threapwood Parish Council

Appendix A

Dear Mr Salmon,

I am writing to you as the clerk of Threapwood Parish Council. Myself and my family live at The Hollies, Back Lane and we submitted a planning application which I understand you have been consulted about.

I just wanted to offer to attend your next meeting to be available to answer any queries your members might have when considering the application.

To provide you with some background, myself and my wife purchased the property in 2015 and have spent that past 7 years renovating it to our dream family home for us and our three young children.

We largely completed the renovation of the main house in accordance with a planning application we submitted in 2016.

Alongside renovating the main house, we sought to bring the outbuildings back into use. Due to the poor state of the buildings, we were unable to convert them and instead demolished them by hand and re-built re-using the reclaimed brick. We undertook the work on the understanding we were complying with a previous permission to convert the buildings. We now know this wasn't the case, and as soon as we realised this, we stopped work and began working with Cheshire West and Chester Council and a planning consultant to regularise the position.

The application also includes the swimming pool and horses stables which we constructed under permitted development rights. We have included these works in the application for completeness and transparency and following discussions with the Council.

If the Parish Council do have any questions at all, we would be happy to respond, and as I said, we would be happy to attend your next meeting if you think that would be helpful.

Kind Regards

Robert and Johanna Woodward

Threapwood Parish Council

(Appendix B)

Planning Application no. 22/03884/FUL

The Hollies, Back Lane, (loop road) Threapwood, Malpas Cheshire, SY14 7AT

Retention of 2 no. replacement buildings to be used for uses incidental to the main dwelling house, retention of horse stables with garage and store, retention of swimming pool and associated boundary wall - Partly retrospective

Having carefully considering this application at their meeting on 30th November 2022, the Threapwood Parish Council would make the following observations:

The council notes that lawful development was granted under application 15/01313/FUL on 23rd November 2015 for the conversion of an agricultural building with a link to a former cottage to create a single dwelling in the curtilage covered within the red line property boundary as defined in the current application.

The council accepts that the state of the previously existing buildings as illustrated in the accompanying Laroz Planning Statement, may have proved impractical and non-viable to carry out the development granted under application 15/01313/FUL.

However, the council is concerned that this is a retrospective planning application, and would state that in all cases of development, they would want the residents to comply with all current planning policies.

Given the known problems in the area, the council notes the lack of any references to surface or foul water drainage, and would ask for clarity on how it is proposed to manage these elements.

The council is also concerned at the scale and massing of Building B (Gym and Games Room) and would request that if the planning officer is minded to approve the application, then permitted development rights are removed, so as not to present scope for the creation of a new independent property within the defined curtilage.

Richard Salmon

Clerk

Threapwood Parish Council 05/11/2022