

CLEE ST. MARGARET PARISH COUNCIL

Draft Minutes of the Extraordinary Council Meeting on 5th April 2024 at 7.30 p.m.

Present: Cllrs Ken Jackson (Vice Chair), Ian Heighway, Tamsin Osler, Richard Morgan and Scarlett Penn.
In Attendance: H Coonick (Clerk/RFO)

1. **RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE:** Cllrs J Heighway, H Robinson. Cllr C Motley (Shropshire Council).
2. **TO RECEIVE ANY DECLARATIONS OF INTEREST:** None
3. **PUBLIC SESSION:** Three members of the public were in attendance. Mr Cholmeley advised that he had planted the replacement trees on the common and purchased replacement stakes and guards. He will send the invoice to the Clerk. There were no other comments from members of the public.

4. **Planning:**

- 4.1. **24/01060/CPE The Yeld, Clee St Margaret, Shropshire, SY7 9DT. Proposal: Use of existing buildings and associated garden / curtilage as holiday let accommodation:** Shropshire Council Planning Validation Team had advised Clee St Margaret Council of this application and required representation by the 19th April thus the calling of this extraordinary meeting. There was confusion with the name of the property as the letter of notification uses 'The Yeld', the application form uses 'The Weld', the planning portal property history used '1 The Yeld', the owner has asked the Parish Council to use 'The Yeld Farm' and it is advertised as a holiday let as Damson Cottage. It was agreed that all councillors understood which property was being referred to by the application.

A previous application which approved the property as suitable for residential use (but specifically not as a holiday let) was incorrectly identified as in Stoke St Milborough, so Clee St Margaret Parish Council did not have the opportunity to make comment upon that application. This application is for a Certificate of Lawfulness as a holiday let as the owner claims to have been carrying out this business for 10 years, in breach of the planning permission. As no-one has objected to this then it can be regularised via a Certificate of Lawfulness.

Since October 2023 there has been communication with the owner of the property regarding a claim of prescriptive rights to travel over the common to the property by vehicle. This has not been resolved and is still being considered by the Parish Council. This application for a certificate of lawfulness does not identify the access to the property except that the Planning Statement states that 'There is a farm track that runs across the common land but none of the properties located here have vehicular access.' The Holiday Let website where the property is advertised states that 'there is no access by road'.

RESOLVED: to make representation to Shropshire Council Planning that

- a. Clee St Margaret Parish Council were very concerned about the addresses of this property, and this should be regularised with Shropshire Council Planning Services and Land Registry
- b. The Council has no objection to these buildings being used as a holiday let.
- c. The entitlement to vehicle access over Clee Liberty Common to this property is not established and is currently being examined by Clee St Margaret Parish Council.

5. **Signed by the Chair:**

Date: