

Parish Council Statement re Hill Farm / Mary Moors 22nd December 2020

"The Parish Council are aware of verbally reported changes for residents at Hill Farm following its sale to a new owner, and wish to help residents with problems they may be facing as far as possible.

Having contacted the District Council on behalf of our parishioner residents, we have been verbally advised by Wyre Forest Planning Department that, as the law stands, the landowner has a right to take back their land and remove, at his discretion, structures on it, provided sufficient notice is given, and notice given re ground rental. The trouble is that many of these chalets were put up without consent, and perhaps sold on, often via a cash transaction, and with no legally binding contract being drawn up with the landowners. Often the price paid for these chalets would have reflected this. However, the fact remains that they are built on land not in the ownership of the chalet resident. It is therefore prudent for chalet owners to contact their solicitors to check any contractual agreements which may be in existence. It may also perhaps be prudent for the approximate 200 chalet owners to form a residents association to club together, to share information and costs, but we would warn that it is likely that each chalet owner will probably have different, private individual contracts, or perhaps none at all. Our advice to chalet owners would be for them to contact their solicitors as soon as possible to ascertain their own individual legal position. Unfortunately, the Parish Council will be unable to assist with these private negotiations, and are unable to offer legal advice.

With regard to new chalets/new greenfield sites, it is understood that 5 Caravans (and then only on a temporary basis) can be put onto a greenfield site with a Camping and Caravanning club licence. Above that, then a planning application would have to be submitted in the normal way. As at the present time, we know of no such planning application having been submitted to the District Council in respect of these sites.

The Parish Council are also aware that the access track on the Mary Moors farm has been improved. This has been an existing farm track for many decades, and so therefore does not need permission for its use or improvements to be made to it. However, we have witnessed that a certain yardage of hedgerow has been grubbed out, and this has been reported to the District Council to check, and to report back to the Parish Council, as it may be subject to enforcement action, given the government guidelines which can be checked on this website -

*<https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>
Access or exit via this previously existing farm track also does not require permission, and is not an issue which the District Council would be able to challenge. However, if it does transpire that this access is going to be in frequent use by traffic, it should be noted that this will considerably increase the traffic egressing onto Eymore Lane and through the village of Trimpey, and also perhaps further afield via Hoarstone Lane or into the village of Low Habberley.*

Both of your representative District Councillors, Paul Harrison and John Byng, along with your County Councillor Ian Hardiman have been alerted by the Parish Council Clerk to these activities, However, until there is a definite contravention of planning regulations, with documentary and/or photographic evidence, and not hearsay, there is nothing further that may be done by the Parish Council at the current time. However, this may change and the Parish Council would be able to make comment if a valid planning application were to be submitted in the future to the District Council planning department, or development requiring planning permission takes place.."