

Registration of Drinkstone Parish Lands

At its March meeting, Cllrs considered a report **DPC.20.03.02** on progress towards registering Parish Lands.

The meeting noted the advice of the Parish Council's solicitors reported by the Clerk, that pursuing any difference in the width of the track (between that awarded under the original inclosure award, and as currently established), would be likely to be a lengthy and expensive process which, given that the Title as established over the track does not record exact boundaries under HM Land Registry, might not result in success. Instead, the Solicitor advised the Parish Council to accept the current position and deal with any future changes as and when they came up (when any costs of valuation and possible conveyancing might reasonably be defrayed onto the purchaser).

Taking into account the reported advice from the Solicitors, the meeting agreed:

1. To approve the brief for John Casson attached as Appendix A (points 2 & 3 only) for any future instruction;
2. Asked the Clerk to arrange a meeting with the Title holder's representative to discuss a way forward which met the needs of the Title Holder to comply with their outline planning consent, and the responsibility of the parish council to future residents of Drinkstone with respect to protecting parish lands; and

The clerk has contacted the Title Holder's representative explaining the advice that the parish received from its solicitors, namely, that

1. it accepted the current position with respect to the track from the road, which has had the effect of splitting the parish lands on Rattlesden Road into two plots. This has been reflected in the revised plans being submitted to HM Land Registry.
2. Should the Title holder need to either extend the width of the track from its current established width (measured as 14'6" wide), or create visibility splays in order to comply with the terms of their planning consent (or for any other reason), then the parish would consider that to be a separate matter and the parish would seek a valuation of any land required for those purposes at that time, any costs likely to be defrayed onto the purchaser.

The title holder's representative was satisfied with this approach from the parish.

The documents have now been signed and witnessed (there had been a delay due to the onset of restrictions on meeting arising from the COVID-19 pandemic and its impact on business, and have been returned to the solicitors acting for the parish to lodge with HM Land Registry. An update has been requested.

20.03.15

20.01.15

19.10.15

19.09.15

19.08.E05

19.04.17

19.02.17.2 & 17.3

18.11.15 Original Plan prepared based on 1848 Inclosure award

Hilary Workman

Clerk & RFO

July 2020