

KNOCKIN PARISH COUNCIL

MINUTES of a meeting of **KNOCKIN PARISH COUNCIL** held in the Assembly Rooms, Knockin on Wednesday 19th Decemberr 2012 at 19.30

Present, Cllr Doyle, Cllr Keay, Cllr Lawson, Cllr Ward, Cllr Roberts, Cllr Moseley, Cllr Jones
Cllr Walpole

Clerk: P. O'Hagan,

0 members of the public present

298/12 TO ACCEPT APOLOGIES FOR ABSENCE - none

299/12 DISCLOSABLE PECUNIARY INTERESTS

1. Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests. (councillors will be issued with updated code of conduct) - none
2. To consider applications for dispensations. - none

300/12 PLANNING MATTERS

To consider the following Planning applications

1) 12/04918/TCA 3 St Marys Close, Knockin, SY10 8GY - To fell eleven Leylandi Conifers within Knockin Conservation Area

RESOLVED not to comment

2) 12/04951/COU Ashford Hall, Knockin, SY10 8HL -Change of use of agricultural land to domestic garden land

RESOLVED to object to the application and to submit the following comments

If permission is granted the land within the red line would be changed to residential use which would effectively extend the village boundary, which has only recently settled upon, after appropriate review and consultation. The residential use would enclose two small fields to the rear of the existing properties, The Hollies and Juniper Cottage. The enclosed land could be accessed by redevelopment of the Old Post Office site which has previously been subject of a proposal by its owners, Bradford Estates. The Council is concerned that it would not be possible to resist a small estate of, say 6-8 houses, in addition to the sites already agreed in the LDP.

There would be no planning reason why the application site should not be subject to the normal permitted development rules, which allow up to 50% of the area of the land to be built up with outbuildings up to 2.5m eaves height, or 4m ridge height. Even if not built up within this broad limitation, the development could involve extension of the garden area into the countryside beyond the village boundary, and that could be a garden of any form. If this proposal is allowed, there would be no reason to turn down any other proposal for extensions of gardens into the countryside, leading to an erosion of the rural surroundings of the village.

In the Council's view this is one of those proposals which, in itself, appears innocuous, but which if permitted would drive a coach and horses through planning policy. Therefore they object, on the grounds that it would be an extension of residential development beyond the village boundary, adopted by the Parish and District Councils after appropriate public consultation.

301/12 Date and time of next meeting – 15/1/13