

MINUTES of a meeting of **KNOCKIN PARISH COUNCIL** held in the Assembly Rooms, Knockin on Tuesday 10<sup>th</sup> April 2018 19.00

Present, C. Keay (Chairman), M Lawson, S Edwards, M Moseley, D Roberts.

11 members of the public present, M Ball – Councillor Shropshire Council.

**74/18 TO ACCEPT APOLOGIES FOR ABSENCE**

**RESOLVED to accept the following apologies for absence**

C Doyle, A Hutchinson

**75/18 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. None declared.
2. To consider dispensation applications – no applications.

**76/18 PLANNING MATTERS FOR CONSIDERATION – TO CONSIDER THE FOLLOWING APPLICATION**

Councillors voted to suspend standing orders at 19.05 to allow public to raise items on the following application.

The chairman reported that the plans had been amended since the publication of the planning application and that the Parish Council would be submitting comments based on the amendments which were

1. The repositioning of plot 16 to the South of the existing bungalow “Valois”
2. The substitution of a house for a dormer bungalow on plot 16
3. Removal of the garage from plot 15 in order to create a green “buffer” space through which the existing footpath can run, eliminating the need for a footpath diversion.

A member of the public outlined his concerns that the proposals would result in a loss of privacy to his dwelling. He stated that the original proposals showed the land directly behind his property to be public space unlike the current plans. However it was explained that following a site meeting with the developer the concerns relating to loss of privacy for neighbouring dwellings and re routing of the right of way had been addressed in the amended plans.

However concerns were raised that the proposed main area of public open space was adjacent to the main road which was some distance from the proposed dwellings and not a suitable area for children to be encouraged to play.

A representative of Oswestry Civic Society outlined a number of objections to the application including;

- Too many 4 bedroom houses, the development needs to include a better mix of the size of houses and at least 50% should be 2/3 bedroom houses.

- Too much standard tarmac road – The original plans drawn as part of the outline planning permission proposed a less formal surface within the development.
- Access – With the development there is an opportunity to bring the give way line at the entrance of the development forward into main road to provide better visibility for emerging traffic onto the main road. There is also a need to widen the footpaths at the entrance to the development to give more space for pedestrians waiting to cross. Bringing the entrance of the development forward into the main road, will slightly narrow the main road and slow traffic down at this point.
- The affordable house should be provided for rent through a housing association.
- There are no plans for landscaping of the amenity areas and better plans should be provided
- The developer should be asked to consult the views of the community before this application is determined as it is in such a significant location in the village.

Standing orders were resumed at 19.30

18/00939/REM Address: Proposed Residential Development Land North Of Lower House Farm, Knockin, Shropshire

Proposal: Approval of reserved matters (siting, design, appearance, landscaping) pursuant of 15/03779/OUT for mixed residential development of 16 dwellings and garaging; construction of estate roads; formation of public open space; tree works to include some felling

Councillors discussed the amended plans and the comments made in the public session, councillors stated their disappointment that the original proposals drawn up after the public consultation in 2015 had been changed so significantly. Following a discussion it was;

**Resolved to object to the amended plans for the following reasons;**

**Housing Size** – The development should be comprised of a wider mix of dwellings and at least 50% of the dwellings should be 3 bedrooms or less, this would make the dwellings more affordable and encourage younger families to move into the village.

**Road Surface** – As the development is in a conservation area less reliance on tarmac as the final road surface of the estate is to be encouraged. This would ensure that the development is more in keeping with a prominent village position and more in keeping with its countryside setting,

**Access** - The Parish Council has been concerned about road safety of residents crossing the main road for a number of years. With this development there will be more cars accessing the main road contributing to the problem. The developer should be encouraged to create a safe access to the development off the main road for vehicles and pedestrians. The majority of the services and facilities in the parish are on the opposite side of the road to this development e.g village hall, play area, shop, pub, doctors surgery. As this development is to be aimed at families the applicant should design road safety

measures around the access into and out of the site. The Parish Council supports the suggestion of Oswestry Civic Society that the entrance to the development should be extended into the main road slightly to create a narrowing of the main road at this point and act as a traffic calming measure. In addition to this the footpaths at the entrance to development should be widened and a pedestrian crossing installed.

**Affordable Housing** – The Parish Council objects to the proposals that the affordable house on this development will be sold on the open market albeit at a lower market rate. There is a need for more rental properties in the village for families and the Parish Council wish that the affordable home is rented through a housing association and rented out under the terms of the local connection policy.

**Streetlighting** – if streetlights are planned for the development then they should not should not impact on neighbouring properties especially in St Mary's Close, and ideally include 1 Electric charging point in a lamp standard.

**Amenity land** - The Parish Council is very concerned by the lack of detail on the landscaping of the amenity land that comprises of part of the development. The applicant is proposing to build family sized homes however the amenity space provided does not show the provision of any play equipment for the development. In addition to this the main open space is next to the estate entrance adjacent to the main road away from the bulk of the housing so this would not be suitable as a play area. The village's amenity area is across the road to the development and it would not be safe for younger children to cross this road unaccompanied. Therefore some form of play equipment should be provided as part of this development. In addition to this the Parish Council would like to request that the applicant submits detailed landscaping plans for the public open space so that the Council can be confident that the public open space provided will enhance the conservation area and not detract from it.

## **77/18 PARISH MATTERS**

**a) Defibrillator** to discuss payment for works and future management.

Cllr Keay thanked the community for the funds raised for the defibrillators and stated that they had raised sufficient funds for two defibrillator cases to be purchased and it was hoped that one would be placed on the village hall and one at the cricket club. It was reported that the community had raised sufficient funds to cover the maintenance of the defibrillator for the first 4-6 years which would be a total estimated cost of £325.

**RESOLVED to;**

**Approve the installation of the cabinet on the end wall of The Assembly Rooms adjacent to the noticeboard.**

**Agree to give permission to connect the defibrillator to the electrical supply in The Assembly Rooms subject to the work being carried out by a qualified electrician and any damage caused to the Assembly Rooms during the installation works would be the responsibility of the contractor to rectify.**

**That the Parish Council would take on responsibility for the future ownership of the defibrillator subject to surplus funds being donated from funds raised to cover the short term maintenance of the item.**

Meeting ended 20.00

Chairman.....