

MINUTES of a special meeting of **KNOCKIN PARISH COUNCIL** held in the Assembly Rooms, Knockin on Thursday 26th August 2010

Present, Cllr Doyle, Cllr Lawson, Cllr Roberts (chairman), Cllr Keay, Cllr Ward
Clerk: P. O'Hagan,
0 members of the public present.

1 TO ACCEPT APOLOGIES AND REASONS FOR ABSENCE

Monica Moseley,

2 DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

To receive declarations of personal and prejudicial interest on any item included on the agenda in accordance with Section 50-52 of the Local Government Act and The Local Authorities (Model Code of Conduct) (England) Order 2001.

3 PUBLIC PARTICIPATION SESSION – with respect to items on the agenda

4 PLANNING APPLICATION – to consider the following planning application

10/02836/FUL Paddock Lodge, Kinnerley Road, Kinnerley – Change of Use of paddock for the siting of 9 holiday chalets with associated works

Following a discussion it was **RESOLVED** to object to the application for the following reasons

1. The development would harm the landscape. The Council consider that there is a need to protect the landscape, in order to meet the policy of protection for its own sake, and to avoid consolidating the present degradation. The Council understand that there has to be "careful weighing" against the need to provide adequate facilities in the area. No evidence of an inadequacy in existing facilities has been shown and the council therefore consider that the planning proposal is contrary to the policies of Planning Policy Statement 7.

2. Kinnerley Road is a bus route and main communication between Kinnerley and Oswestry. Whilst the accessibility of the site is comparatively good, the proposals would introduce pedestrian traffic on a road where there are no facilities, and where there is no room for pedestrians, particularly on the bend by Knockin cricket club. . Additionally, it would be likely to give rise to an additional 100 movements a day on the Kinnerley Road, adding to danger and congestion in the approach to both Knockin and Kinnerley.

3. If Oswestry Borough Plan Policy TM1 applies, then the Parish Council consider that the proposal is contrary to it.

4. One of the lodges will face directly onto a local householder which the council consider would lead to an unacceptable loss of privacy.

5. Water from the site naturally drains onto lower land which is already poorly drained and

prone to waterlogging. The Council consider that the proposal will affect the condition of the land below the proposed site detrimentally and would cause problems for the existing properties below the proposed site, therefore if the application was to be agreed provision of an on-site sewage disposal system must be one of the conditions drainage onto a poor area.

6. The Parish Council consider that this application constitutes ribbon development which is something that they oppose

5 DATE AND TIME OF NEXT MEETING - for decision.