

KNOCKIN PARISH COUNCIL

MINUTES of a meeting of **KNOCKIN PARISH COUNCIL** held in the Assembly Rooms, Knockin on Tuesday 11th January 2011 at 19.30

Present, Cllr Ward, Cllr Roberts (chairman), Cllr Doyle, Cllr Moseley, Cllr Keay, Cllr Jones

Clerk: P. O'Hagan,
Cllr Walpole,

1 TO ACCEPT APOLOGIES AND REASONS FOR ABSENCE

Cllr Lawson

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.

Cllr Roberts declared a personal interest on item Planning 10/05252/FUL - Ivy House Farm as he rents a field from the applicant

3 PUBLIC PARTICIPATION SESSION with respect to items on the agenda or of relevance to the parish

None

4 TO CONFIRM THE MINUTES OF THE MEETING HELD ON Tuesday 9th November 2010

RESOLVED to agree the minutes of the 9/11/10 and they were duly signed as a true record

5 REPORTS –

Shropshire Council - none

Police – none

Local Joint Committee - Cllr Ward gave a report on the LJC planning meeting and local grant applications, next meeting 28th January (highways issues) and 1st February general LJC.

176/11 PARISH MATTERS

- a) Jubilee Chair Repair– For update on response from Shropshire Council's Conservation Officer. The Clerk reported that she had received a reply from the officer, a discussion took place on the need for the chair to be repaired as it is such an important part of the history of the parish. The Clerk was instructed to contact the land agent for the Bradford Estate to try and set up meeting involving

Shropshire Council as well.

- b) Parish Wires – to consider project to put electricity wires supplying properties in the parish underground. Cllr Doyle stated that he would like the Parish Council to look into the costs involved in placing all the electricity and telephone lines in the parish underground as this would benefit the whole parish by reducing power cuts and improving the look of the parish. The Clerk was asked to contact SP Power Systems and BT to find out more about what is involved in this sort of project.
- c) Dog Fouling Kinnerely road – The Clerk reported that she had requested signs and that an article had been placed in The Telescope.

177/11

PLANNING MATTERS

a) PLANNING APPLICATION DECISIONS FOR INFORMATION

10/04330/FUL Old School House Knockin Erection of a two storey extension to rear following demolition of existing single storey extension - withdrawn

10/04591/FUL Paddock Lodge Kinnerley Road SY10 8DB Change of use of paddock for the siting of 5 holiday chalets with associated works - Refused

b) PLANNING MATTERS FOR DISCUSSION

09/01552/FUL – Ivy House Farm rebuilding of the wall – It was reported that still no reply had been received to the letter sent to Edwina Smart in September, the Clerk was asked to refer the matter to Cllr Warpole.

10/05252/FUL - Ivy House Farm, Knockin, Conversion of existing buildings into two residential dwellings to include the erection of a two storey extension to 'The Granary' with detached garage and store; erection of a detached 4 bedroomed dwelling, change of use of agricultural land to domestic curtilage; erection of a new farm building and refurbishment of roofs of two existing buildings following demolition of existing dutch barn, silo and modern farm building (access previously approved under reference 09/01551/FUL)

10/05251/LBC Ivy House Farm, Knockin, Internal and external alterations in connection with conversion of existing buildings into two residential dwellings to include the erection of a two storey extension to 'The Granary' and refurbishment of roofs of two existing buildings following demolition of existing dutch barn, silo and modern farm building affecting a Grade II Listed Building

Following a discussion it was

RESOLVED not to object to the application but that permission should be subject to the following conditions

1. In the light of the history of the site and the present economic situation, The Parish Council has some serious concerns about the programming of work on the site. The area has been left an eyesore for too long already, and past planning

decisions have left the Planning Authority powerless to stop continuing harm to the character of the Conservation Area. If permission is to be given, it should be subject to approval of a detailed programme of work aimed at ensuring that the work is staged to minimise the disruption to the locality. In particular, development which simply provides the new dwelling and leaves the rest of the site “in progress” should not be permitted. The Parish Council wish to see a condition on the permission that requires that the new dwelling should not be occupied until i) the access and associated walling is completed and ii) the conversion of the main barn has reached the stage of being roofed and floored.

2. The quality of the access to the site is a serious concern of the Parish Council. Visibility to the left will still be limited under the approved proposals for its rebuilding. The development proposals will increase its use over that which could arise from agricultural use of the barns (which must be very limited due to the outdated nature of the buildings for present day agriculture). Visibility to the left is very important here, because many vehicles approaching the access from the east will be travelling on the “wrong” side of the road, due to parking at the shop. To perpetuate the access as proposed would create a hazard, and would be very likely to lead to accidents. Improvement could easily be made if the boundary between the site and Porch Cottage was removed as far back as the gate of that property. The proposals should not implement the approved access alterations, but should demonstrate that sufficient visibility can be obtained.
3. There should be no residential access for the new properties via Rolly Lane
4. The development will introduce turning traffic in an area where speeding is a concern and the Parish Council would wish that a contribution should be sought from the applicant to address this issue, in addition as more people living in the parish will put pressure on village facilities a contribution should be sought from the applicant on this issue as well.
5. Prior to work starting there should be a construction method statement submitted for approval which should avoid site works and deliveries encroaching onto the footway in front of the site, or the defined public footpath at the rear of the site, which should be properly fenced from the works during construction.
6. Proposals for renewable energy (solar thermal/pv) on any of the new buildings should be brought forward at this stage, since otherwise they are likely to be afterthoughts which may not fit well with the development.
7. The plans do not show the residential caravan which stands near to the farmhouse. The Planning Authority should regularise the position – it should be removed or permission sought for its retention.

09/05166/FUL, Old School house Knockin, Erection of a two storey extension to rear following demolition of existing single storey extension – **RESOLVED not to comment**

c) To consider applications received after the agenda has been sent out
none

d) Increase in unnecessary advertising signs in the conservation area – It was reported that concern has been raised about the size of advertising signs outside businesses in the Parish. A discuss took place and it was AGREED to leave this issue to Shropshire Council Conservation Officers

e) Draft supplementary planning document SPD on the type and affordability of housing consultation – no comments

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FINANCE AND ACCOUNTS FOR PAYMENT

a) Income

None

b) Outstanding Payments for Approval

RESOLVED to make the following payments

V and W electrics, streetlight repair Church View £65.80

ALC Training Budget and Precept 28/9/10 £20

P O'Hagan Salary to 31/12/10£498.54

HMRC - £124.80

c) To consider other payments received after the agenda has been sent out

RESOLVED to make the following payments

Kinnerley Parish Hall Hire £9

d) 3rd Quarter Budget Report – Cllr Doyle reported that he had carried out a check of the accounts and reconciliations and confirmed that all the accounts were being recorded well and accurately.

e) 2011-12 Budget - to agree the budget for 2011-12. Following a discussion the budget for 2011-12 was agreed (attached appendix A) It was reported that in order to record a 0% council tax increase on a band D property the Parish Council would need to set a precept of £4623. Following a discussion it was RESOLVED to increase the precept by 1% to 4670

179/11

PARISH COUNCIL MATTERS

a) Church View Parking Project – Cllr Warpole reported that this project will be discussed at the next LJC meeting and hopefully the project will go ahead as finance will come from the LJC, highways and housing.

180/11

HIGHWAYS

a) Parish Speed Visor – This will be discussed on 1/2/11 at the LJC

b) Speed limit signs – on hold until a decision is made at the LJC on the vehicle activated signs.

c) Rights of Way -To receive an update on the Parish Paths Partnership project – none received.

181/11

CORRESPONDENCE

RESOLVED to note

To consider list of correspondence received since last meeting

Shropshire Council

Notification of continuance of environmental maintenance grants for 2011-12

Notification of Council Tax Base for Knockin

Register of electors

ALC

Lord Lieutenant – HM Diamond Jubilee preparations letter

Came and Company insurance broker – Parish Matters Autumn 2010

Shrewsbury and Telford Hospital NHS Trust – Autumn Newsletter

Shropshire Playing Field Association – autumn newsletter

Rural Housing Alliance – Affordable Rural Housing, a practical guide for Parish Councils.

Other

HMRC – PAYE file online reminder

The Atkins biz network – advertising material for websites

NWP - bank account change notification

Information Commissioners office – confirmation of renewal

Wace Morgan Solicitors – advertising material

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DATE AND TIME OF NEXT MEETING – 8th March 2011. Meeting ended at 9.15