

# **KNOCKIN PARISH COUNCIL**

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MINUTES of a meeting of **KNOCKIN PARISH COUNCIL** held in the Assembly Rooms, Knockin on Tuesday 9<sup>th</sup> November 2010 at 19.30

Present, Cllr Ward, Cllr Lawson, Cllr Roberts (chairman), Cllr Doyle, Cllr Moseley, Cllr Keay, Cllr Jones arrived 19.40

Clerk: P. O'Hagan,

Cllr Walpole, 2 Members of the public present

**1 TO ACCEPT APOLOGIES AND REASONS FOR ABSENCE – none**

**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.

None declared

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

A member of the public spoke in objection of the planning application at Paddock Lodge for 5 holiday chalets. These concerns included drainage and sewage issues and the effect it would have on the properties below Paddock Lodge. There was also a concern that the neighbours had not been notified.

**4 TO CONFIRM THE MINUTES OF THE MEETING HELD ON Tuesday 14<sup>th</sup> September 2010**

**RESOLVED** to agree the minutes of the 14/9/10 and they were duly signed as a true record

**5 REPORTS – Shropshire Council –** Cllr Walpole gave his report which included an update on the Oswestry Supermarket Applications, the proposed budget cuts and the cuts to spending in the Schools budget. He reported that a project to address the lack of parking at Church View parking is also being considered.

Police – Cllr Lawson gave an update from a recent neighbourhood watch email which stated that there had been a reduction in crime

Local Joint Committee – Cllr Ward gave his report from the meeting on 5/10/10. £15000 is still available for local grant projects for this financial year..

**169/10 PARISH MATTERS**

- a) Jubilee Chair Repair– The Clerk reported that she had contacted both Shropshire Council's Conservation Officer and The agent for the Bradford Estate with little luck. She was instructed to send Ruth Hitchen the Conservation Officer a copy of the structural report commissioned by the Parish Council to see if that would speed things up.
- b) Dog Fouling – The Clerk reported that the dog warden has been asked to put up signs and the Clerk was asked to write an article in the Telescope Newsletter.

170/10

## **PLANNING MATTERS**

### **a ) PLANNING APPLICATION DECISIONS FOR INFORMATION**

10/02836/FUL Paddock Lodge Kinnerley Road Kinnerley Shropshire SY10 8DB Change of use of paddock for the siting of 9 holiday chalets with associated works – application withdrawn

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

**RESOLVED** not to comment

### **b) PLANNING MATTERS FOR DISCUSSION**

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

Following a discussion it was

**RESOLVED** to object to the application and that the following comments be submitted

#### **1. Planning Policy Issues**

The Parish Council consider that the application's design and access statement is a sketchy document. At the end of the statement a list of planning policies is set out. Most of which are unidentifiable, however several can be found in the Regional Strategy, and are very general. However the applicant appears to state that the application is for Agricultural Diversification, which the Parish Council consider that this development cannot be; and also that it's development of the rural economy.

The most relevant policies referred to in the statement are those of the Oswestry Local Plan – TM1 "Hotels and Guest Houses" and PPS7. TM1 however does not deal directly with developments of this type, unless it is claimed to be analogous to a hotel, ( which may be the case in the suggestion that facilities in the adjacent Paddock Lodge should be part of the development) If this is the case, the Parish Council believes that policy (TM1(4)) resists such development outside development boundaries. If it's claimed to be analogous to a Guest House, it is suggested that a development having 18 bed spaces is larger than a guest house, and more akin to a small hotel. If TM1 is relevant, the proposal is contrary to it.

Planning Policy Statement 7 is a government policy. The application states that this is complied with. The Parish Council consider that this is not so. PPS7 sets out a whole

range of considerations which have to be balanced. They include:

- a. good quality, sustainable development that respects and, where possible, enhances distinctiveness and the intrinsic qualities of the local countryside;
- b. continued protection of the open countryside;
- c. focusing most development in, or next to, existing towns and villages;
- d. discouraging the development of 'greenfield' land;
- e. providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside;
- f. Good quality, carefully-sited accessible development within existing towns and villages should be allowed where it benefits the local economy;
- g. New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty;
- h. In considering planning applications, Ipas should support other countryside-based enterprises and activities which contribute to rural economies, and/or promote recreation in and the enjoyment of the countryside.

The development would arguably be contrary to a) b) c) d) f) and g); e) and h) support it.

The PPS7 has specific advice on holiday chalet developments which Local Authorities must take into account when considering planning policies and development proposals for holiday chalet developments, planning authorities these include the need to:

- (i) carefully weigh the objective of providing adequate facilities and sites with the need to protect landscapes and environmentally sensitive sites, ...
- (ii) ensure that new sites are not prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening.

Out of all this policy information, the Parish Council understands the following:

- a) The countryside should be protected
- b) Development outside village boundaries should be strictly controlled
- c) Chalet development may be allowed where there has been a careful weighing of the objective for adequate facilities against the need to protect the landscape
- d) The development should not be prominent, and visual intrusion should be minimised by effective, high quality screening.

This is a proposal outside a village boundary. Therefore "Strict control" is appropriate. This is also a greenfield site where development would not normally be permitted. The Parish Council consider that there must be good reason for an exception site. This proposal puts forward no assessment of the likely market, and so it is not possible to see whether it meets the objective of providing "adequate" facilities. It may be that there are already adequate facilities for tourism in the area. Certainly, other holiday accommodation in the area is far from fully used, and it is quite likely that there are already adequate facilities in the area.

The site is prominent, and is located in an area where there are already many intrusions into the open countryside – 7 dwellings, a plant yard, stables, and four holiday chalets. Because of the screening effect of the landscape, there is still an openness to the countryside. There is a need to protect this area of countryside from further encroachment. This proposal would have an urbanising effect on the area, akin to consolidation of ribbon development.

This proposal would be prominent on the roadside, particularly in winter and spring. Because it would be so close to the road it would not be possible to provide the effective high quality screening required by government policy, or that intimated in the Design and Access statement. It appears highly likely that the two accesses would require the hedges to be removed, together with the mature trees in them. In any event, few proposals are shown for screening, and it is not demonstrated that cutting into the shallow slope would minimise visual intrusion to an acceptable degree. There would be long lasting and serious harm to the character of the countryside in the locality.

In summary, the Parish Council consider that the development would harm the landscape. There is a need to protect the landscape, both to meet the policy of protection for its own sake, and to avoid consolidating the present degradation. 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. The proposal is therefore contrary to the policies of PPS7.

## **2. Road Network**

Kinnerley Road is a bus route and main communication between Kinnerley and Oswestry. Whilst the accessibility of the site is comparatively good, it 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 the cricket club. The proposal would not provide safe access. 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 Knockin.

## **3. Drainage**

From the site water naturally drains onto lower land which is already poorly drained and prone to water logging. 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. The Council is not satisfied that an on-site sewage disposal system could satisfactorily drain within the site.

## **4. Future Development**

If this application were to be granted the installation of this infrastructure would predispose this site to further development.

09/01552/FUL – Ivy House Farm rebuilding of the wall – The Clerk reported that she had yet to receive a reply from Edwina Smart on this issue but that she had reported the matter by telephone to the conservation officer.

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

**171/10 FINANCE AND ACCOUNTS FOR PAYMENT**

**a) Income**

Shropshire Council grasscutting rebate £60

**b) Outstanding Payments for Approval**

**RESOLVED to make the following payments**

Information Commissioner annual freedom of information payment (paid prior to meeting)  
£35

Ian Cullep Smith Parish maintenance £40

Knockin Assembly Rooms room hire 9/11/10 £14.00

The Enterprise £15

Scottish Power £33.86

Graham Taylor £716.75

To receive other payments received after the agenda has been sent out - none

**172/10 PARISH COUNCIL MATTERS**

**a) Church View Parking Project** - To consider contribution to joint project to improve parking for residents. Cllr Walpole reported that there was a plan to put some of the grass to grasscrete to increase the car parking. AGREED to leave a decision on contributing to this project until firmer proposals and costing are received.

**b) Shropshire Charter** – to consider adoption of the Charter with Shropshire Council  
**RESOLVED to sign the charter**

**173/10 HIGHWAYS**

**a) Parish Speed Visor** – Clerk was instructed to write to the LJC asking them to consider this request.

**b) Speed limit signs** – on hold until the outcome of the proposal to purchase a speed visor is known

**c) Rights of Way** -To receive an update on the Parish Paths Partnership project including proposal to apply to LJC for grant for kissing gates that would also include spending existing P3 money in the parish council account. –Cllr Ward updated on the 3 phases of the project which include

1. Development of an easy access route with stiles replaced with gates.

2. Opening up of the route that links Knockin to Kinnerely

3. Development of a Walking for health project in the area with walks leaflets

**RESOLVED to allow the existing Parish Paths Partnership money to be spent on the purchase of gates for the first phase of the project**

**174/10      CORRESPONDENCE**

To consider list of correspondence received since last meeting **RESOLVED** to note

**Shropshire Council**

Environmental maintenance street cleaning survey

LJC Papers

Highways Winter service review outcome

**Shrewsbury Town Council** - Remembrance Day 14/11/10 invitation

**Shropshire Housing Group** – Annual report

**175/10      DATE AND TIME OF NEXT MEETING - January 11<sup>th</sup> meeting closed 8.50**