

KNOCKIN PARISH COUNCIL

MINUTES of a meeting of **KNOCKIN PARISH COUNCIL** held in the Assembly Rooms, Knockin on Tuesday 10th July 2012 at 19.30.

Present, Cllr Roberts (chairman), Cllr Doyle, Cllr Moseley, Cllr Jones, Cllr Lawson
Clerk: P. O'Hagan,

3 members of the public present

253/12 TO ACCEPT APOLOGIES FOR ABSENCE

RESOLVED to accept the following apologies for absence

Cllr Ward
Cllr Keay

254/12 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 2007.

None

255/12 Public Participation Session – a period of 15 minutes will be set aside for the public to speak on any items on the agenda (this may be extended at the discretion of the chairman)

Issue

2 members of the public spoke in opposition to the Paddock Lodge planning application which they consider is out of keeping with the area. Drainage is also a concern for residents living below the site.

The owner of the local log cabins close to the proposed development spoke in opposition to the application as he considered that there is not the demand for log cabins in the area and that the development could have a detrimental affect on his business.

256/12 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 8th May 2012

RESOLVED to agree the minutes of the 8/5/12 and they were duly signed as a true record.

257/12 REPORTS –

Police – none

ALC – none

Shropshire Council – none

LJC – Cllr Lawson attended the meeting which included a presentation on Neighbourhood Plans and the Community Infrastructure Levy and it was reported that 90% of the CIL money will now go to the parish for infrastructure development

258/12 PLANNING MATTERS

a) Planning Application decisions for Information – RESOLVED to note

12/01865/FUL Top House farm, Knockin- Erection of 2 one bedroom dwellings including garage and carport following demolition of existing garage.

b) Planning matters for discussion –

12/02377/FUL Top Farm House, Knockin,SY10 8HN -Erection of porch to south elevation; replacement

windows on east, west and south elevations.

RESOLVED not to comment

12/02689/FUL Paddock Lodge, Kinnerley Road, Kinnerley, , SY10 8DB

Proposal: Change of use of paddock for the siting of 4 holiday chalets; formation of vehicular access/estate roads; installation of sewage treatment plant

RESOLVED to object to the application for the following reasons

The reason why the 2010 application for log cabins on this site was turned down was because the application site is not closely related to a settlement and the development is not closely associated with or part of a comprehensively developed tourism facility and the Parish Council considers that this new application does not address the concerns raised by earlier applications.

This proposal is outside the parish development 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 and this cannot be considered an exception site as the 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. . 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. This application could have a detrimental effect on the local tourist economy as there are already log cabins that are currently underused within half a mile of the proposed development.

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. The Parish Council considers that 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 which is something that the council does not wish to see created.

This proposal would also 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 accesses would require the hedges to be removed, together with the mature trees in them. 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.

In addition to these comments the Parish Council has other concerns about the development including;

1. 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.

2. 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.

3. Future Development

If this application were to be granted the installation of this infrastructure would predispose this site to further development which is something the Parish Council do not wish to support.

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

d) Site Allocations and Management of Development (SAMDEV) policy directions consultation for Knockin - to agree The Parish Council's comments on Site Allocations and Management of Development Proposals for Knockin as identified in Shropshire Council's SAMDEV consultation.

Adrian Cooper from Shropshire Council gave a short update on the consultation process where he reported that a third round of consultations is expected to take place in 2013 once all the comments from this consultation had been collated.

Sam Metson from Bidwells representing the Bradford Estate reported on the access options for the preferred development site in Knockin and concerns were raised over the need to protect the war memorial.

The Council considered their responses to the questions asked by Shropshire Council in light of the results of the questionnaire sent to all properties in the parish during April and **RESOLVED** to submit the following responses

Do you agree that Knockin should be a Community Hub?

RESOLVED to answer yes Knockin should be a Community Hub

Do you think that the target of up to a further 20 houses to be built in Knockin by 2026 is appropriate?

RESOLVED to answer yes the target of up to a further 20 houses to be built in Knockin by 2026 is appropriate

Do you agree that site KK001 (1.4Ha), being land north of Lower House, should be allocated for up to 15 houses? The development would be restricted to the southern part of the site to limit the visual and land landscape impacts of development. Access to the site would be to the east of Lower House Farm to provide maximum visibility (this may require the relocation of the war memorial).

RESOLVED to answer yes that site KK001 (1.4Ha), being land north of Lower House, should be allocated for up to 15 houses.

Do you agree with the proposed new development boundary for Knockin?

RESOLVED to answer yes

Additional comments –

RESOLVED to make the following additional comments

The Parish Council wish to see future development in the parish to contain a good mix of smaller houses for young and old to ensure that there is adequate provision for all ages to live in the village.

259/12

FINANCE AND ACCOUNTS FOR PAYMENT

a) Income

b) Outstanding Payments for Approval

RESOLVED to make the following payments

Payee	Amount
PAYE	132.40
Penny O'Hagan salary to 30.6.12	529.95
Knockin Assembly Rooms Hire*	16.00
Ian Cullep Smith	104.00

* increased due to underpayment of £12 in May

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

none

d) To consider the 1st quarter budget report – to be presented at the meeting

RESOLVED to note the report and accompanying reconciliation

260/12 PARISH MATTERS

a) Amenity Area – for update on licence. It was reported that the licence had been extended until September and it was **AGREED** that a separate meeting would be held on Monday 23rd 7pm to discuss the possible purchase of the amenity area.

b) Management of Trees along the Avenue – to discuss replacement tree planting no update. Shropshire Council officer to attend September meeting

c) Wildflower Verges – for update - no update

d) Greyhound Site – for update on concerns over pollution and noise raised by local residents. It was reported that planning issues are still being investigated by Shropshire council and that no formal update had been issued

e) Code of Conduct – To consider that the draft Code of Conduct (attached) be approved and adopted with effect from the commencement date of the revised standards regime subject to the inclusion by the Monitoring Officer of provisions for the withdrawal of members from the meeting room when an item of business is discussed in respect of which he/she has a Disclosable Pecuniary Interest.

RESOLVED to adopt the code of conduct

261/12 HIGHWAYS

a) Rights of Way -To receive an update on the Parish Paths Partnership project. – non update

262/12 CORRESPONDENCE

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

ALC - weekly emails including NALC updates (circulated via email)

Shropshire Council – register of electors update

Notification of free tree scheme, code of conduct guidance (circulated), LJC papers

263/12 DATE AND TIME OF NEXT MEETING - – Noted that the next meeting will be 11th September 2012