

MINUTES of an ordinary meeting of **KNOCKIN PARISH COUNCIL** held in Knockin Assembly Rooms Monday 24th July 2023 at 19.00.

Present – Councillors H Jones, D Roberts (Chairman), D Mitcham, J Manford, M Moseley

2 members of the public present

Locum Clerk Penny O’Hagan

172/23 TO ACCEPT APOLOGIES FOR ABSENCE

RESOLVED to note the following apologies Cllr Burns, Cllr Lawson

173/23 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. (councillors will be issued with updated code of conduct and register of interest forms)

None declared

2. To consider dispensation applications.

None received

174/23 PLANNING MATTERS

a) Planning Items for Consideration

23/02651/FUL Address: Proposed Residential Development Land West Of Lower House Farm, Knockin, Shropshire

Proposal: The proposed erection of 2no. dwellings and associated garages and formation of access

A discussion took place on the application and it was

RESOLVED to object to the application for the following reasons

The Parish Council is disappointed that it was not given the opportunity to comment on the pre planning application. It agrees with the pre application comments that the site is suitable for 1 property not the two that are proposed.

The Parish Council has concerns relating to the access marked 1 on page 3 of the Access Appraisal. It is the opinion of the Parish Council that although there is a dropped kerb in location 1 there has never been a vehicular access to Vine Cottage at this location. The Council urges Shropshire Council to seek actual evidence of this claimed access.

Vehicular access to Vine Cottage has always been via access point 2. Therefore these proposals will cut off any vehicular access to Vine Cottage which could increase on road parking at this location which would be extremely unsafe due to proximity of the hill and the junction.

If the existing Vine Cottage Access is to be retained (point 2) it is the Council’s opinion that access point 2 is too dangerous to act as the access point for several properties. Therefore point 2 this should remain sole access for Vine Cottage and the proposed new properties should be accessed via point 3 only.

The change of the vehicular access to Lower Farm via Knights Grove is not fully explained in the planning application and will require the removal of two trees. The Parish Council is not convinced that Shropshire Council's tree officers comments fully consider the impact of the removal of these trees to allow this driveway to be used.

The proposals will also require the removal of a large amount of hedging which will have a significant detrimental impact on the conversation area. A condition should be placed on any planning permission that adequate additional planting to compensate for this loss should take place.

The Parish Council is aware of the existence of a pond in the grounds of Lower House Farm and does not consider that this pond has been surveyed for its wildlife value. A full survey of this pond should be undertaken prior to any permission being granted to ensure that if any protected species are found, they are properly protected and not impacted in anyway.

If planning permission is granted then a condition should be placed on any permission that no parking is permitted during the development on the roadside. The proposed development is located opposite the parish shop. On road parking during the development will have an impact on trade as customers will not be able to park outside of the shop. On road parking will also affect visibility for vehicles leaving Knights Grove and St Marys Close as well as properties opposite the proposed site.

Cllr Manford attended the meeting at 19.21

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

175/23 FINANCE AND ACCOUNTS FOR PAYMENT
a) Outstanding Payments for Approval

RESOLVED to approve the following payment

Payee	Amount	Cheque no.
Scottish Power Electric	63.91	30019

b) to consider payments received after the agenda has been sent out

Payee	Amount	
Playsafety (Rospa Inspection)	90.00	300018
Right Click It - laptop	720.00	300020

176/23 Date of September meeting – to agree

Resolved to hold the next meeting on 5th September 2023

Meeting ended 19.30