

MINUTES of an extra ordinary meeting of **KNOCKIN PARISH COUNCIL** held in Knockin Assembly Rooms Tuesday 5th October 2021 at 19.00.

Present - S Felkin, C Doyle, D Roberts (Chairman). J Manford, S Burns, M Lawson

4 members of the public present.

36/21 TO ACCEPT APOLOGIES FOR ABSENCE

**RESOLVED to receive the following apologies for absence
Cllr Moseley (illness).**

37/21 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

38/21 PUBLIC PARTICIPATION 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)

Members of the public stated that they considered that chalet 8 is too close to neighbouring properties as it overlooks the properties and they have experienced a loss of privacy especially as the chalets are let in the winter months.

It was explained that there continues to be an issue with noise throughout the early evening and afternoon and that there is little confidence that the noise management plan will be adhered to. It was reported that neighbouring residents have telephoned the site number several times to report noise problems over the Summer and it has never been answered or their complaints acted upon. It was reported that holidaymakers using the sports area make considerable amounts of noise that can be heard throughout the day and early evening.

J Manford joined the meeting at 19.20, S Burns joined the meeting at 19.30

39/21 PLANNING MATTERS

a) Planning matters for discussion -

21/03587/FUL (validated: 17/09/2021)

Address: Paddock Lodge , Kinnerley Road, Kinnerley, SY10 8DB

Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for the use of plot 8 as holiday let accommodation and retention of storage building on site (re-submission)

RESOLVED to object to the application for the following reasons

Knockin Parish Council object to the application for the following reasons:

Increase in noise and disturbance - the Parish Council continues to receive complaints about

noise disturbance from the existing holiday lodges on the site which can be heard over a significant distance. The site is not enforced and noise disturbance from holiday makers continues throughout the night. The addition of lodge 8 on this site has contributed to an increase in noise and disturbance to the properties neighbouring the site and beyond especially during the day and early evening. As lodge 8 is in an elevated position to neighbouring properties the impact of noise and disturbance is actually greater than from the existing lodges.

The Parish Council is particularly concerned by the Noise Management Plan which has been produced to support this application. The Council consider the plan to be unworkable and unenforceable. The Council has been made aware that over the Summer the owner has been contacted by neighbours on the telephone number given in the noise management plan and the phone has yet to be answered or the noise issues addressed. Therefore the Parish Council has no confidence that the plan will be implemented.

2. Loss of privacy – Lodge 8 and the storage unit are closer and significantly more elevated than any existing building neighbouring the site. Holidaymakers in lodge 8 have direct views into the garden of Ivy Cottage which has led to a loss of privacy for residents which is unacceptable and will only become worse during the winter months.

3. Drainage - Since the development of the holiday lodges neighbours have complained of increasing run off onto land below the site which could be attributed to the increase in the number of impermeable areas on the site e.g. rooves, paving around existing lodges and access tracks. The buildings that form part of this application have increased the impermeable area of the site resulting in additional run off onto the lower ground where the neighbouring properties are located. The Parish Council considers that the use of soakaways as a drainage system is inadequate and if permission is granted a condition of any permission must be require the applicant to provide a drainage system not based on soakaways

4. Impact on Listed Building - The Parish Council is of the opinion that lodge 8 and the storage building harm the setting of a listed building, due to the proximity of inappropriately designed buildings. In addition to this concerns have been raised over the potential damage to Ivy Cottage that could arise from these buildings. Ivy Cottage is a building of traditional construction built in red sandstone which is susceptible to erosion. The existing development has already created water run off problems for the lower lying land and the Parish Council is extremely concerned that the addition of more buildings will increase run off to the land below it where Ivy Cottage is located.

5. Road Safety Concerns - the existing lodges have created more pedestrian traffic walking to the facilities in Kinnerley/Knockin along road that has no speed limit or footways or lighting. The route to Kinnerley particularly involves walking along a section of road with blind bends which is regularly used as a route for HGV's and farm machinery where many accidents have taken place and it totally unsuitable for additional pedestrian traffic from lodge 8.

The Parish Council strongly request that if the planning officer is minded to approve this application it is passed to the planning committee to determine as the impact on the neighbouring properties is so significant. The Parish Council is not against development for tourists in the parish but it must be in the right location. With the existing development in place,

it is clear that this is not the right location due to the ongoing issues that neighbouring properties are suffering from.

The Parish Council is particularly frustrated that there is no mention in the application that this is a retrospective application and both buildings have already been built and are in use. Despite the fact that the applicant has not secured planning permission lodge 8 has still been let out over the Summer allowing the applicant to benefit financially from it despite its location having such a detrimental impact on neighbouring properties. The applicant has shown arrogance in the way he manages the existing development which clearly shows that he has no concern for the impact that this proposal will have on his neighbours and the wider community.

Meeting ended 20.00