

MINUTES of a meeting of **KNOCKIN PARISH COUNCIL** held in the Assembly Rooms, Knockin on Tuesday 14th November 2017 19.45

Present, C. Keay (Chairman), A. Hutchinson, M Lawson, D Roberts, S Edwards, C Doyle.

13 members of the public present.

36/17 TO ACCEPT APOLOGIES FOR ABSENCE

**RESOLVED to accept the following apology for absence
M. Moseley.**

37/17 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.

Cllr Doyle declared a pecuniary interest on item 42/17b) **Planning matters for consideration – 17/05149/FUL** The Shop At Knockin, Knockin, Oswestry, Shropshire, SY10 8HJ as he lives next door to the shop.

2. To consider dispensation applications.
None received.

38/17 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 12.9.17

RESOLVED to confirm the minutes of the meeting held on 12.9.17 and they were duly signed by the chairman as a true record.

39/17 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)

A number of members of the public raised concerns about planning application **17/05149/FUL** The Shop At Knockin, Knockin, Oswestry, Shropshire, SY10 8HJ

Proposal: Internal and external alterations to the existing single shop to create two separate units (shop/post office and fish and chip shop)

These concerns included;

The parking problems that the increased number of vehicles that the fish and chip shop will attract. It was pointed out there is already a parking problem outside of the shop as customers often park dangerously and block access to neighbouring properties. Concerns were also raised that the extended opening hours of the fish and chip shop would cause parking problems late into the evening.

Environmental objections were also raised including the following

Increase in the amount of litter in the village, impact of noise from the extractor fans on neighbouring properties, impact of smell from the chip shop on neighbouring properties along with the fire risk to neighbouring properties.

Concerns were also raised that the external fire escape and proposed flue as residents were of the opinion that these proposals were not in keeping with the Conservation Area and the staircase would overlook the bedroom window of the neighbouring property which would negatively impact on the privacy of neighbouring residents.

Some members of the public spoke in support of the application and highlighted the need for an application of this type. It was explained that in order for the shop and post office to remain viable it was important that another business is developed in the adjoining section as without this business it may mean that the shop will have to close which would be a big loss to the village. It was also reported that if permission were to be granted for the fish and chip shop this could have a knock on effect of supporting the other businesses in the village.

A resident also stated that if planning permission were to be granted the shop will have to be upgraded to ensure that it complies with all fire regulations.

40/17 REPORTS

Police CSO Charlie Iremonger gave a report on policing issues in the parish. He reported he had carried out speed enforcement in the parish and that there had been a theft of lead from the church roof.

Shropshire Council – Matt Lee Shropshire Councillor for Knockin introduced himself to Councillors as the new Unitary Councillor for Llanymynech. Councillors raised concerns with Cllr Lee over the lack of action in relation to the need for a solid (no overtaking) white line to be painted along The Avenue to prevent overtaking. Cllr Lee offered to look into this issue.

Other reports from councillors attending meetings or training courses on the council's behalf – The Clerk reported that she had attended training on the changes to the Data Protection Act and the impact that this could have on the parish council.

41/17 FINANCE AND ACCOUNTS FOR PAYMENT

a) Monthly Financial Statement – to approve, The financial report was circulated and it was

RESOLVED to note the report

b) Income – to note income received – none received.

c) Outstanding Payments for Approval

RESOLVED to approve the following payments

Payee	Amount	Chq no
Penny O'Hagan reimbursement for Information Commissioner payment	35.00	10415
Royal British Legion Poppy appeal	17.50	10417
Scottish Power	25.58	10414
Graham Taylor grasscutting	921.60	10418
Mazars External Audit	120.00	10413

d) To consider other invoices received after the agenda has been sent out.

RESOLVED to approve the following payment

Payee	Amount	Chq no
Highline Electrical (Streetlight repair)	165.60	10416

e) Budget Report – to consider 2nd quarter budget report.
The budget report was considered and it was

RESOLVED to note the 2nd quarter budget report.

f) Annual Return – to note completion of.

The Clerk reported that the annual return had been completed by Mazars and this fact had been advertised on the parish noticeboard.

RESOLVED to note.

42/17 a) Planning Items for Information.

RESOLVED to note the following items

17/04481/TCA: 4 Church View, Church Lane, Knockin, Oswestry, SY10 8HH, Proposal: To fell 1No. Elm tree within Knockin Conservation Area, Decision: No Objection

17/04482/TCA: The Old Rectory, Knockin, Oswestry, SY10 8HQ

Proposal: To fell 1No Ash tree within Knockin Conservation Area, Decision: No Objection

17/04483/TCA Dairy Barn, Knockin Hall Farm, Knockin, Oswestry, SY10 8HQ

Proposal: To fell 1No. Oak tree within Knockin Conservation Area, Decision: Withdrawn

17/04052/FUL The Heathwaen, Kinnerley Road, Kinnerley, Oswestry, SY10 8DA

Proposal: Erection of partly open fronted garage/workshop building with first floor ancillary accommodation, external staircase and balcony at first floor level (Re-submission) Decision: Grant Permission

17/03888/TCA Lower House Farm, Knockin, Oswestry, SY10 8HJ Proposal: Fell Lawson Cypress and Ash Coppice within Knockin Conservation Area, Decision: No Objection

b) Planning matters for consideration

Cllr Doyle – left the room and took part in discussions.

17/05149/FUL The Shop At Knockin, Knockin, Oswestry, Shropshire, SY10 8HJ

Proposal: Internal and external alterations to the existing single shop to create two separate units (shop/post office and fish and chip shop)

A discussion took place on the proposals and a suggestion was made on holding a parish ballot to gauge the feeling of the community however the clerk explained that this would not be possible due to the timescale for comments on planning applications set by Shropshire Council

The concerns raised by members of the public were discussed as was the need for the development of an additional business in order to make the existing shop financially viable. Following a vote it was;

RESOLVED to object to the application for the following reasons;

Conservation Area – the proposed external staircase, extraction unit and chimney flue are not in keeping with the Conservation Area.

Loss of Privacy - The proposed staircase will overlook the neighbouring property and the proposals will result in loss of privacy for the neighbouring property.

Environmental Impacts – The noise from the extractor fans along with the smells and fumes from the proposed fish and chip shop will have a negative impact on neighbouring properties. In addition to this the Parish Council is concerned that the proposals will result in an increase of litter in the village.

Highways impact – The location of the Knockin Shop is on a main road with no off street parking. Residents living adjacent to the existing shop already experience problems with customers blocking accesses to houses. The Parish Council considers that if permission is granted for a fish and chip shop this problem will be exacerbated and continue later into the evening as the shop will have later opening hours than at present.

c) To consider any planning application received after the publishing of the agenda.
None received.

d) Shropshire Council Partial Local Plan Review – for consideration. The Local Plan Review for Knockin Parish was considered and it was

RESOLVED to

- **Agree with the methodology has been applied by Shropshire Council to the characterisation of Knockin as outlined in the Local Plan Review and to agree that the proposed threshold of 48 points for the parish was correct.**
- **Agree that Knockin Parish revert to the category open countryside**

e) Knockin Place Plan Priorities – for review. The 2017 place plan priorities for the parish were reviewed and it was;

RESOLVED to add the following key priorities to the place plan for Knockin

Traffic Calming – There is a need to install entrance gates on verges at the entrance to the village to better mark the beginning and end of the village.

Assembly Rooms – Need to replace existing heating system and make the hall more energy efficient.

43/17 Parish Matters

a) Quotes for Tree removal – for consideration. – It was reported that confirmation had not been received as to whether the application for a new tree had been approved

RESOLVED to defer this item until the outcome of the grant application for a replacement tree was known.

b) Defibrillator/Case – for update. Cllr Keay reported he has been in discussions with the surgery to have the defibrillator located on the outside of the surgery to make it available for use outside of surgery hours. However this would require fund raising for an external case to house the defibrillator.

RESOLVED to defer to January meeting.

44/17 HIGHWAYS

a) Rights of Way – for update, none received

b) Road Naming – to consider request to name cul de sac. Cllr Roberts reported that a resident of the cul-de-sac next to the Orchard View has asked that a name be given to it as it causes

problems for delivery drivers and the emergency services. It was reported that the Kinnerley Road sign also needs replacing

RESOLVED to report to Shropshire Council

- 45/17 CORRESPONDENCE** -To consider list of correspondence received since last meeting – circulated via email.

RESOLVED to note the following items

John Campion newsletter - October 2017

Town and Parish Council Forum meeting - 23rd November 2017 10-12 The Guildhall . Miranda Lawson

Chief Executive's Bulletin 38 - 27 October 2017

Invitation to Citizens Advice Shropshire AGM – 23 November 2017 6pm Theatre Severn

Oswestry Area Committee 7.00 pm on 28/11/17 Council Chamber, The Guildhall, Oswestry.

- 46/17 Meetings**

a) To note date and time of January meeting

RESOLVED to note that the January meeting will be held on Tuesday 9th January 2018

Meeting ended 21.00

Chairman.....