

# KNOCKIN PARISH COUNCIL

MINUTES of a meeting of **KNOCKIN PARISH COUNCIL** held in the Assembly Rooms, Knockin on Thursday 15<sup>th</sup> October 2015 at 19.30

Present, Cllr Lawson, Cllr Doyle, Cllr Keay, Cllr Donovan, Cllr Moseley, Cllr Roberts  
Clerk: P. O'Hagan,

1 member of the public present

**141/15 TO ACCEPT APOLOGIES FOR ABSENCE**

**RESOLVED to accept the following apology for absence**  
**Cllr Edwards**

**142/15 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)

Cllr Donovan declared a bias interest in item 144

2. To consider dispensation applications.

**143/15 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)  
None

**144/15 Planning – to consider the following planning application**

15/03779/OUT Address: Lower House Farm, Knockin, Oswestry, Shropshire, SY10 8HJ

Proposal: Outline application with all matters reserved except access for the development of up to 17 dwellings, public open space, an amended access and associated works and infrastructure.

A discussion took place on this item and it was **RESOLVED not to object to the application but to submit the following concerns about the proposals**

- **Public rights of way** - Should planning permission be granted the Parish Council would wish the applicant to secure the boundaries of all the properties that are adjacent to the development boundary. In addition to this Parish Council support the proposal to divert the public right of way behind properties 3, 5, 7 and 8 onto the line of the route on the submitted proposal.
- **Drainage** – The Parish Council seeks assurance that before permission is granted the applicant will have to prove that the existing drainage system in the village can cope with an additional 17 properties
- **Highways** - The Parish Council has concerns about the proposed access onto the main road as provision needs to be made to ensure that sitelines are kept clear along the main road and vehicles are deterred from parking along the main road. Currently parked vehicles on the north side of the road cause problems for traffic turning right out of Church Lane and drivers accessing this development could encounter similar

problems unless the issue is addressed. In addition to this the Parish Council would wish that provision is included to install a pedestrian crossing across the main road as all the facilities that will be used by the residents of the new development will be on the opposite side of the road e.g. village hall, pub, amenity area, shop, doctors surgery. Therefore measures need to be put in place by the applicant and Shropshire Council to ensure that residents are able to cross safely.

- **Open Space** –As part of the application the Parish Council would like to see provision made to create an access through the existing stone wall to provide access to the war memorial through the proposed open space. Whilst the proposed open space is welcomed the Parish Council seeks assurance over how this space will be maintained, what is to be included on the open space and who meet the cost of and be responsible for its ongoing management.
- **Street names** – The Parish Council would wish to be involved in the choosing of street names for any of the new roads created as part of the development.

A discussion also took place on the impact of the new development on the access routes to properties of neighbouring tenants and the need for the Bradford Estate to consult with all tenants prior to any access changes being made.

In addition to these comments The Clerk was instructed to write to The Bradford Estate to enquire whether as a goodwill gesture they would consider making the footway outside The Old Post Office wider by moving the existing stonewall back by 1 meter. This additional works will benefit the entire community by making a safer footway for all pedestrians.

**Meeting ended 20.30**