

MINUTES of an Ordinary Meeting of **KNOCKIN PARISH COUNCIL** held virtually via the Zoom meeting platform on Tuesday 8th December 2020 at 19.30.

Present - C Doyle, M Lawson, C Keay, D Roberts(Chairman), M Moseley.

3 members of the public present.

50/20 TO ACCEPT APOLOGIES FOR ABSENCE

None received

Absent Cllr Hutchinson

51/20 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.

None declared

2. To consider dispensation applications.

None received

52/20 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 member of the public spoke in opposition to the planning application 20/04370/FUL and outlined the impact that the existing holiday cottages were having on their lives including noise disturbance throughout the evening which is made worse by the lack of enforcement on the site when the lodges are in occupation. They stated that the proposed extra lodges will result in a significant loss of privacy as they will overlook neighbouring properties. Concerns were raised about sewerage from the proposed lodges along with concerns over increased run off and the impact that this will have on the land and listed buildings neighbouring the site.

53/20 PLANNING

a) Planning Applications for consideration –20/04370/FUL 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 two buildings (units 6 and 8) as holiday let property; erection of five additional holiday units and one ancillary building.

A discussion took place about the proposed development which was already under construction and it was

Resolved to strongly object to the planning application for the following reasons

1. Increase in noise and disturbance - the Parish Council has received 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 more lodges on this site will cause a significant increase in noise and disturbance to the properties neighbouring the site and beyond. As the proposed new lodges are in an elevated position to the neighbouring properties the impact of noise and disturbance will be significant on these properties. Whilst proposed lodges 7,10,11, and 12 are more remote from Ivy Cottage, the increase in the potential for noise and disturbance in the locality will be significant for properties along the Kinnerley Road and Kinnerley Parish itself.

2. Loss of privacy - The buildings now proposed at positions 7,8 and 9 will be closer and significantly more elevated than any existing building neighbouring the site. Holidaymakers will have direct views into the garden of Ivy Cottage which will lead to a loss of privacy for residents which is unacceptable.

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 proposed development would hugely increase 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 concerned that the proposed development could harm the setting of a listed building, due to the proximity of inappropriately designed buildings. Ivy Cottage is grade II listed and the proposed location of a complex of holiday lodges so near to this property is unsuitable and will have a detrimental impact on its setting. In addition to this concerns have been raised over the potential damage to Ivy Cottage that could arise from this development. 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 lodges will increase run off to the land below it where Ivy Cottage is located which would have a detrimental impact on the listed building by creating damp and erosion of the building's fabric.

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.

Further Resolved to submit the following additional comments

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 potential 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 applicant has shown arrogance in the way he manages the existing development and has sought to expand it without planning permission which clearly shows that he has no concerns for the impact that this development will have on his neighbours and the wider community.

54/20 PARISH MATTERS

a) Jane Edwards Chair – to consider cost of replacement.

Resolved to defer to January meeting

meeting ended 20.30