

**KINNERLEY PARISH COUNCIL**  
**Meeting of Council**  
**Held at Kinnerley Parish Hall**  
**At 7.00pm on Monday 28<sup>th</sup> April 2014**

**PRESENT**

Cllr Sheila Bruce (Chair), Cllr Betton Cambidge (Vice-chair), Cllr Nick Barclay, Cllr Rick Bright, Cllr Charles Green, Cllr Bill Jones, Cllr Maurice Jones, Cllr Alan Lewis, Cllr John Pinder, Cllr Sharon Quayle and Cllr D Slaughter.

**IN ATTENDANCE:** Cllr A Walpole

**CLERK:** Mrs Kate Sanderson

**Seven members of the public**

**73.14 APOLOGIES FOR ABSENCE**

None

**74.14 DECLARATIONS OF INTEREST AND DISPENSATIONS**

- i. Cllr C Green – National Grid Mid Wales Connection project (Dispensation granted 17<sup>th</sup> June 2013 Minute Ref 104/13)
- ii. Cllr B Cambidge declared a disclosable pecuniary interest in the agenda item 6d Pre-application proposal – Land off Argoed Road, Kinnerley and a personal interest in the agenda item 6b(iii) Proposed dwelling at Hall Farm Nursery.
- iii. Cllr N Barclay declared a personal interest in the planning application for Maple Cottage, Dovaston as he is a neighbour.

**75.14 PUBLIC PARTICIPATION SESSION**

A member of the public advised the Parish Council that he is concerned about the planning application for change of use of the agricultural land opposite the Hayloft in Edgerley. Hard standing has been installed over the Easter weekend and a caravan put on this. He had concerns about the possible use of the proposed large barn. He stated that the hard standing and the caravan was change of use and permission had not been obtained.

A member of the public stated that this change of use needs to be enforced against immediately and the assistance of the Parish Council was requested.

**76.14 MINUTES OF COUNCIL**

The minutes were submitted and circulated as read. Following an amendment to correct the venue to Kinnerley Parish Hall;

**RESOLVED that the minutes of the Council meeting held on 17<sup>th</sup> March 2014 be approved and signed as a correct record**

## **77.14 REPORTS**

- i. Police – None
- ii. Shropshire Council – Cllr A Walpole gave a report which included an update on Shropshire Council finances and the continuing efficiencies. The SAMDev consultation has finished and it is planned that this will be submitted to the Planning Inspectorate by the end of July. At each stage the Local Plan gains more weight against the NPPF policies. It is difficult to balance the community views and NPPF.
- iii. School – None

## **78.14 PLANNING**

- i. 14/00014/FUL - Application under Section 73a of the Town and Country Planning Act 1990 for a first floor extension to provide new entrance to existing staff accommodation - Royal Hill Inn Melverley Road Edgerley Kinnerley SY10 8ES – Permission granted
- ii. 14/00099/LBC - Internal and external alterations and erection of veranda onto existing dwelling - Oak House Plasau Kinnerley SY10 8EE – Permission granted
- iii. 13/03843/FUL - Erection of an affordable dwelling and garage with associated drainage. - Proposed Dwelling Adj The Coppice Knockin Heath – Permission granted
- iv. 14/02090/REF - Erection of 10 dwellings together with landscaping and associated car parking - Proposed Residential Development Rear Of Maesercroft Kinnerley – Appeal Allowed

It was noted that the Parish Council comments were not available to view on the appeal information on Shropshire Council's website and the Clerk was asked to send them to Planning for inclusion.

**NOTED**

**It was agreed to bring the following agenda item forward.**

## **79.14 COMPLAINT ABOUT ALLEGED UNAUTHORISED DEVELOPMENT IN EDGERLEY**

A complaint about alleged unauthorised development on land opposite the Hayloft in Edgereley was discussed.

**RESOLVED to report this matter to Shropshire Council to ask them to investigate.**

## **80.14 PLANNING APPLICATIONS**

The following planning applications were considered.

***Cllr B Cambridge left the meeting and took no part in the next agenda item***

- i. 14/01703/OUT - Outline application for the erection of 18 no. dwellings to include means of access - Land Including Storage Buildings/offices Argoed Road Kinnerley SY10 8DH  
**RESOLVED to suspend standing orders on two occasions to allow Peter Clarke and the applicant's agent to speak.**

The applicant's agent gave an overview of the proposal and answered questions from the Councillors.

Peter Clarke, Chairman of the Kinnerley Parish Neighbourhood Plan Steering Committee, spoke to say that he thought that if this site had been included as a proposed site during the KPNP consultation it would have been popular. He said that there is a difference/distinction between some of the current outrageous proposed developments and this proposal.

**RESOLVED to resume standing orders**

**RESOLVED to make the following comment:**

**Kinnerley Parish Council supports this planning application but on the clear basis of no more than the proposed 18 houses. This site was not considered during the Kinnerley Parish Neighbourhood Plan community consultations and is outside the development boundary. However this is a sustainable location and therefore the Parish Council acknowledges that this application will be assessed against the policies in the National Policy Planning Framework (NPPF). If the Parish Council has to consider development outside of the development boundary then this would be the preferred site as it is a brownfield site in a sustainable location and not an undeveloped green field.**

**Any planning application for this site is asked to consider the issue of road safety at the Argoed junction and the main road passing the school, including where the proposed footpath crosses the road. There is limited visibility at the Argoed junction and road safety in this area is a concern as there will be increased traffic from the new homes.**

***Cllr B Cambridge returned to the meeting***

- ii. 14/01186/FUL - Demolition of existing lean-to and erection of a new kitchen extension, boot room and WC and replacement of two windows - Bankfields House Dovaston Oswestry Shropshire SY10 8DR

It was noted that this application had been approved prior to the Parish Council meeting.

- iii. 14/01281/FUL - Erection of a dwelling in association with existing business, new access off Vicarage Lane and installation of new septic tank/treatment plant together with associated works - Proposed Dwelling at Hall Farm Nursery Kinnerley

**RESOLVED that Kinnerley Parish Council supports this planning application**

***Cllr B Cambridge abstained from the vote due to a declared personal interest.***

- iv. 14/01332/FUL- Erection of part two storey part single storey extensions - Maple Cottage Kinnerley Oswestry SY10 8DS

**RESOLVED that Kinnerley Parish Council supports this planning application**

***Cllr N Barclay abstained from the vote due to a declared personal interest.***

- v. 14/01155/OUT - Outline application for the erection of 1No dwelling with detached garage; formation of vehicular access (some matters reserved) - Hollytree Cottage Knockin Heath SY10 8EA

**RESOLVED that Kinnerley Parish Council objects to this planning application and that the comments for the previous application, which was refused, should be resubmitted.**

***Cllr N Barclay requested that it be minuted that he had abstained from the vote.***

- vi. 14/01538/LBC - Erection of a single storey extension to kitchen, installation of 2no. windows and internal alterations (revised scheme) - Kynaston House Kynaston Kinnerley Oswestry Shropshire SY10 8EF and  
14/01537/FUL - Erection of a single storey extension to kitchen, installation of 2no. windows and internal alterations (revised scheme) - Kynaston House Kynaston Kinnerley Oswestry Shropshire SY10 8EF

**RESOLVED that Kinnerley Parish Council supports these planning applications.**

#### **81.14 REPORT ON MEETING WITH PLANNING OFFICERS TO DISCUSS NEIGHBOURHOOD PLAN AND CURRENT PLANNING APPLICATIONS**

No report was given

#### **82.14 SAMDEV CONSULTATION**

The Shropshire Council SAMDev consultation was considered.

**RESOLVED that the Parish Council supports the SAMDev plan and that it considers it legally compliant and sound. Shropshire Council to be requested that page 172 should refer to a Community Led NEIGHBOURHOOD Plan.**

#### **83.14 FINANCE AND ACCOUNTS FOR PAYMENT**

- a) Receipts  
i. HMRC VAT refund - £3548.22
- b) Payments made before meeting - none
- c) Payments for Approval  
i. Clerk's Salary for April 2014 - £569.35  
ii. SALC – Audit Course - £20  
iii. Microplus computers (reimbursed to Clerk) – replacement laptop & software - £633.39 (includes VAT £105.57)  
iv. Kinnerley Parish Hall – Room Hire - £50.00  
v. P&W Maintenance Contracting Ltd – Ground Maintenance April - £253.90 (includes VAT £42.32)  
vi. Scottish Power – Street Light energy Q1 2014 - £104.71 (includes VAT £4.99)

**RESOLVED to APPROVE & AUTHORISE the above payments**

#### **84.14 TREE WORK AT THE OLD SEWAGE WORKS**

The meeting was advised that the tree work had been completed at the Old Sewage Works and the fence had been replaced. The final invoice was higher than previously approved due to additional materials needed.

**RESOLVED to APPROVE the payment to Mr R Richards for £1355**

#### **85.14 GAZEBO AT KINNERLEY PARISH HALL**

Cllr S Quayle gave an update on proposed repairs/renovation and it was agreed to review again at the next meeting.

#### **86.14 VILLAGE GREEN CAR PARK**

The meeting was advised that complaints have been received about cars using the village green car park to leave their cars all day, causing problems for other vehicles.

Cllr S Quayle agreed to speak to the owners of the cars.

#### **87.14 FOOTBALL PITCH**

The Parish Council considered a request from the KPNP communities group for a dogs on lead sign and provision of litter bin on the football pitch. The rent payable by the rounders and football teams was also reviewed following a rent increase by the Diocese.

**RESOLVED to make no change to the agreed rent payable by the rounders and football teams. It was noted that the field is covered by the Shropshire Council Dog Control Order and therefore dog fouling is an offence. The Clerk was asked to look into a dogs on lead sign for the field. The meeting was advised that a bin is already available on the pitch.**

#### **88.14 VEHICLE ACTIVATION SIGN IN KINNERLEY**

The meeting was advised that funding had been withdrawn for the VAS in Kinnerley for 2014/15 onwards. Cllr A Walpole explained the current position and the Parish Council considered funding future provision.

**RESOLVED to support in principle future provision of a VAS sign in Kinnerley subject to cost and consideration of reducing the amount of times the sign is moved around the local Parishes.**

#### **89.14 SHROPSHIRE COUNCIL STRATEGY – COMMISSIONING FOR THE FUTURE CONSULTATION**

The consultation had been circulated with the agendas

**RESOLVED to respond that the consultation is difficult to comment on because the documents are difficult to understand.**

**90.14 SHROPSHIRE AND STAFFORDSHIRE LOCAL FLOOD RISK MANAGEMENT STRATEGY**

**RESOLVED not to comment**

**91.14 SHROPSHIRE COUNCIL - POST 16 EDUCATION TRANSPORT ASSISTANCE FOR STUDENTS CONSULTATION**

**RESOLVED not to comment**

**92.14 KINNERLEY PARISH NEIGHBOURHOOD PLAN**

Cllr N Barclay gave a verbal report on the KPNP implementation which included an update from the Clerk on a new website.

**93.14 NATIONAL GRID - MID WALES CONNECTION**

Cllr C Green gave a verbal update, as the SNAP representative, which included information about the next session of the Wind farm Inquiry and a public meeting which is planned to take place on 21<sup>st</sup> May at 7pm on Oswestry Golf Club.

**94.14 OTHER REPORTS**

- a) Helicopter Noise Liaison meeting – a verbal report was given by Cllr J Pinder
- b) Meeting with Corbet School Governors – a verbal report was given by Cllr S Bruce, Cllr R Bright and Cllr S Quayle

**95.14 HIGHWAYS**

An update on the need for a “No HGV” sign on Whip Lane, Maesbrook was given by Cllr D Slaughter and it was agreed to continue to monitor the situation which had been made temporarily worse by the recent closure of Llandrinio Bridge.

The following issues were reported:

Cllr A Lewis reported that a number of bollards have been knocked over and are missing on the bends in Maesbrook and outside a property after the bends.

**96.14 CORRESPONDENCE**

**The following correspondence was received and NOTED**

- i. Shropshire Council-Letter requesting confirmation of receipt of letter notifying intention to apply throughout the whole of the area the Hackney Carriages and Private Hire Vehicles Provisions in Part II of the Local Government (Miscellaneous Provisions) Act 1976 – sent by OBC between July and November 1987.

- ii. Response sent advising minutes are deposited in county archives.
- iii. Shropshire Council-Connecting Shropshire updates
- iv. Corbet School-The Corbet News – April edition
- v. Citizens Advice Shropshire-Information on how to obtain Annual Health & Poverty report 2012/13
- vi. NHS Central Midlands Commissioning Support Unit-Future Fit Engagement Events Invitation
- vii. Cllr Mal Price, Shropshire Council-Information about meeting with Planning Minister (09/04/2014)
- viii. Shropshire Council, Outdoor Recreation Services-Newsletter Spring 2014
- ix. Shropshire Rural Hub-Newsletter April 2014
- x. SALC-Information Bulletins
- xi. Shropshire Council-Alterations to electoral register
- xii. Shropshire Council-Temporary road closure of Bankfield Lane Kinnerley - 09/06/14 - 12 weeks - 24 hours
- xiii. CPRE Shropshire-Invite to 'Our Shropshire countryside is under threat' evening – 3<sup>rd</sup> April
- xiv. Shropshire Council – Emergency Planning Unit-Annual Town and Parish Council briefing 2014
- xv. Strutt & Parker-Information about Neighbouring Planning Services
- xvi. Mid Wales Connection-Community update
- xvii. Shropshire Council-Letter about notices for European Elections 22<sup>nd</sup> May 2014
- xviii. Shropshire Council-Letter re 2014/15 Council Tax precept payments – confirming payment to be made on 22<sup>nd</sup> April 2014

**97.14 DATE AND TIME OF NEXT MEETING** – 19<sup>th</sup> May 2014 at 7pm in Kinnerley Parish Hall

**The meeting closed at 9.00pm**

**Signed .....**  
**Chair**

**Date .....**