

# Kinnerley Parish Council

Minutes of the **Meeting of Kinnerley Parish Council** on 27<sup>th</sup> January 2025 at Kinnerley Parish Hall

**Present:** Cllrs Amanda Chapman, Mark Cuthbert-Brown, Charles Green (Chairman), Richard Greening, Des Hudson, Lorraine Jones, Alan Lewis, Sharon Quayle

**In attendance:** 37 members of the public, Cllr Vince Hunt (Shropshire Council), Ian Cruise-Taylor, Parish Clerk

1. **To note apologies for absence:** Cllrs Nick Barclay, Maurice Jones, James Peto
2. **To note declarations of interest and consider requests for dispensation** - none
3. **Council approved the Minutes of the Council Meeting held on 25<sup>th</sup> November 2024**, for signature by the Chairman.

#### 4. **Public participation session**

Two members of the public spoke in favour of the planning application for a mobile mast (24/04820/TEL), focusing on the need for the community to benefit from improved mobile signals and that the new mast would serve four major service providers.

Six members of the public then raised concerns regarding the application. In summary the concerns included:

- health risks,
- impact on the environment
- the publication of the application caused the failure of a sale, previously contractually agreed at public auction, of the Grade II listed building close to the proposed site
- incorrect information in the application relating to the designation of a Grade II listed building close to the proposed site
- conflict with the Local Plan
- poor consideration of available sites
- unproven need
- the access track is inadequate for construction and maintenance traffic
- risk for over-flying

After the public participation session, item 6c)i (24/04820/TEL) was taken first, before returning to items in agenda order.

The plans submitted with the application were presented and in the discussion that followed councillors noted:

- the importance of improved signals for the whole community
- the inability of being able to benefit from the new mast near Wolfshead Island
- the risk of the provider moving elsewhere if the application is refused or amendment to the site location sought
- the Conservation Officer's report which included concerns
- the application included no photomontages, ecological impact assessment, construction method statement, or graphics of the extent of present and proposed coverage

#### 5. **Parish matters**

- a) **To receive a report from Unitary Councillor** – Cllr Vince Hunt (Shropshire Council) reported:
  - concerns over an outbreak of Avian Flu in North Shropshire

- proposed Local Plan in need of revision to accommodate requirements to increase the number of homes to be built
- the proposals from central government to create unitary authorities would impact on both Shropshire and Telford and Wrekin Councils, resulting in a single council serving the county of Shropshire
- the draft financial settlement indicates a 3.5% increase for Shropshire, the 3<sup>rd</sup> lowest settlement in England

- b) **To receive a report from Clerk, to include action log – and agree any next steps.** – report noted
- c) **To receive a report back on any developments regarding flooding and agree any next steps:** 3 recent flood warnings, one house in Maesbrook affected. Severn Valley Water Management System holding consultations regarding mitigation plans
- d) **To receive a Police report** – December report circulated
- e) **To report any Highways or other parish matters**
- To receive an update regarding Freedom Fibre – recent public meeting provided information for residents, work continuing, and existing infrastructure being utilised in some cases
  - Proposals for nominations to the Lord Lieutenant’s Garden Party – information circulated – Councillors to advise the Clerk of possible nominations
  - Consider and agree any response to multi academy letter – circulated – no further action needed
  - To note threat of closure to Oswestry Post Office – noted
  - Note consultation on GreenGen proposals for a power supply pylon line

## 6. **Planning – see appendix A**

- a) **To receive and consider next steps regarding proposals for the Kinnerley shop including considering a proposal to set up a Working Group** – Council agreed to support the proposal of a working group, led by the community, to engage in discussions with the owners to seek to find ways to keep the Kinnerley shop and post office open. It was also agreed to ask the developer for an update.
- b) **Planning decisions for information** - noted
- c) **Planning applications/appeals for decision** - To consider and determine response(s) – see later comments

## 7. **Financial Matters**

- Receipts to end of December 2024: none
- Council approved Payments for December 2024 and January 2025– see appendix B
- Council approved the Bank Reconciliation, see appendix B
- Council received and noted the quarter 3 report
- Council agreed the quote for replacement of stile at Halston Field (£350)
- Council considered and agreed proposals for the 2025-26 budget and precept (£26995).

## 8. **Items for consideration at the February meeting** – not for discussion or debate at this meeting:

- policies to be reviewed
- to consider steps to press for 30 mph speed limit for Maesbrook
- CIL Group report and discussion

## 9. **Date and time of next meeting** – 24<sup>th</sup> February 2025, 7 p.m., **Maesbrook Village Hall**

**b) Planning Decisions for information:**

- i. **24/04072/FUL:** The Heathwaen, Kinnerley Road, Kinnerley, Oswestry, Shropshire, SY10 8DA  
Proposal: Extensions and alterations to dwelling  
**Decision: Grant Permission**
- ii. **24/04281/OUT:** Land at Greenfields Farm, Maesbrook, Shropshire  
Proposal: Outline application for the erection of 4No dwellings (all matters reserved)  
**Decision: Grant Permission**
- iii. **24/03644/VAR:** Cranberry Moss Caravan Park, Knockin Heath, Oswestry, Shropshire, SY10 8DY  
Proposal: Variation of Condition 5 attached to planning permission OS/05/14157/FUL  
**Decision: Grant Permission**
- iv. **24/04033/DIS** Post Office and Stores Kinnerley Oswestry Shropshire SY10 8DF  
Proposal: Discharge of condition 6 (Written Scheme of Investigation for an historic buildings assessment and an archaeological watching-brief) relating to 23/02248/FUL for the conversion of barns to three dwellings, alterations to a previous access, and ancillary works.  
**Decision: Grant Permission**

**c) Planning applications for decision:**

- i. **24/04820/TEL:** Land Near Plasau Oak, Kinnerley, SY10 8EE.  
DEVELOPMENT PROPOSED - Installation of a 25m lattice tower, 6 no. antenna apertures, 2 no. 600mm microwave transmission dishes and equipment cabinets inside a 6m x 10m compound enclosed by a 1.8m high close board timber fence with a 3m wide gate and development ancillary thereto.

A proposal to Object on the grounds that, although the Council supports the principle of improved mobile signal in the parish it has sufficient reservations about this particular site, including the comments of the Conservation Officer, was defeated by 5 votes to 3.

A subsequent proposal to Support the application was carried by 6 votes to 2.

**Decision: Support** (by majority vote)

- ii. **24/04846/DIS** Post Office and Stores Kinnerley SY10 8DF  
Discharge of Condition 4 (b) Notification of tree protection measures, Condition 6 Archaeology, Condition 14 Pointing/mortar and Condition 19 Ventilation Brick infill Images of tree protection measures installed relating to for the conversion of barns to three dwellings, alterations to a previous access, and ancillary works.  
**Decision: Noted**
- iii. **25/00046/LBC:** Cross Keys Inn Kinnerley Y10 8DB Conversion of the existing roof space to provide 2No units of self-contained tourist accommodation involving the insertion of roof windows in the existing roof slopes  
**Decision: make representations stating that the Council is in support of the proposals in principle, relying on the Heritage Officer's views being taken into account by the Planning Officer**

## i. Known payments for approval at the January Meeting

	Nov-24	
SC	electricity	£278.17
	Dec-24	
clerk	pay	£510.84
HMRC	tax	£340.40
Harrison	flagpole	£574.80
unity	charges	£6.00
Rowen	tree care	£900.00
	Jan-24	
Scot power	refund	-£376.04
HMRC	tax	£340.40
clerk	pay	£510.84
unity	charges	£6.00
Pritchard	leaf clearance	£1,200.00
Total		£4,291.41

ii. Bank Reconciliation to 31<sup>st</sup> December 2024

Financial year ending 31st March 2025

£

£

**CASH BOOK**

Opening balance 1 April 2024	51,366.31
Add: Receipts to date	43,764.92
Less: Payments to date	-26,144.06
Closing balance per accounts to date	<u><u>68,987.17</u></u>
Balance per Unity Trust bank statement as at 31/12/24	68,987.17
Less: any un-presented cheques	
	0.00
Add: any un-banked cheques	
	0.00
Total reconciled balances	<u><u>68,987.17</u></u>

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