

KINNERLEY PARISH COUNCIL
Meeting of the Council
Held at Maesbrook Village Hall
At 7.00pm on Monday 22nd June 2015

PRESENT

Cllr Charles Green (Chair), Cllr Betton Cambridge (Vice-chair), Cllr Nick Barclay, Cllr Rick Bright, Cllr Sheila Bruce, Cllr Alan Lewis, Cllr John Pinder and Cllr Sharon Quayle

IN ATTENDANCE: Cllr A Walpole

CLERK: Mrs Kate Sanderson

Seven members of the public were present

105.15 APOLOGIES FOR ABSENCE

Cllr B Jones – unwell, Cllr M Jones – unwell & Cllr D Slaughter - Holiday

106.15 DECLARATIONS OF INTEREST AND DISPENSATIONS

- i. Cllr C Green & Cllr S Quayle declared personal interests in the Cross Keys agenda items as members of the Cross Keys Action Committee.
- ii. Cllr C Green – National Grid Mid Wales Connection project (Dispensation granted 17th June 2013 Minute Ref 104/13)
- iii. Cllr C Green declared a personal interest in planning application - 15/01942/FUL - The Poplars Argoed Kinnerley as he is a member of the same committee and he advised that he would abstain from the vote on this item.

107.15 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Council meetings held on 18th May 2015 be approved and signed as a correct record

108.15 PUBLIC PARTICIPATION SESSION

A member of the public spoke on the pre-application proposal for land to the rear of Sandeman, Dovaston. She advised that like many other residents she was disappointed when told that a pre-application proposal to build a new office behind Sandeman, Dovaston, had been presented at the May 18th Parish Council meeting, by former Oswestry Borough Council Planning officer, Dave Parker, acting on behalf of Kinnerley Parish Councillor Rick Bright. Only four weeks previously an Appeal by Councillor Bright to build 3 houses on the Sandeman site was dismissed. She advised that the Inspector made it quite clear that the site represents 'backland development' out of keeping with the linear pattern and layout of the existing settlement. In another paragraph the Inspector says that the environmental role of sustainability includes contributing to, protecting, and enhancing the natural and built environment. The proposal does not integrate well with the linear

form of the settlement, and would be a development incursion into the countryside. The site is a Greenfield site outside the Development Boundary. Local residents have been thoroughly consulted on future development in this Parish for the next ten years. The Parish Plan was completed in 2005, followed by the Design Statement and Landscape Character Assessment for the Parish of Kinnerley and finally the Neighbourhood Plan completed in 2013. The agricultural land, behind Sandeman, which is owned by Councillor Bright, was never considered by Shropshire Council to be a suitable site for future development. The Parish Council has supported and adopted these three documents, as has Shropshire Council. If and when a full planning application is submitted by Councillor Bright, the Parish Council was asked, if it finds that there is considerable local objection to the application, to do its best to ensure that the application goes to full committee for a decision and does not get fast tracked through under delegated planning. She advised that the residents of this Parish need to know that the Parish Council is fighting for them and taking their concerns to heart.

Response: Cllr C Green, Chairman, thanked the member of the public and the statement was noted.

109.15 REPORTS

- i. Police – A written report had been submitted by the Police which the Clerk read to the meeting.
- ii. Shropshire Council – Cllr A Walpole gave a report which included an update on the financial planning at Shropshire Council and the additional savings that have to be made. An update was given on affordable housing contributions, including Shropshire Council's current position on its payment following a recent planning appeal decision. SAMDev is at an advanced stage with the current consultation on the main modifications closing on 13th July. It is hoped that SAMDev will be adopted by full Council in September. An update on broadband is expected from Cllr Steve Charmley including information about a business workshop.

110.15 PLANNING DECISIONS

- i. 15/01279/FUL - Erection of two-storey extension and alterations to existing dwelling - Chapel House Pentre Shrewsbury Shropshire SY4 1BS – Permission granted
- ii. 15/01483/PMBPA - Application for Prior Approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) 2015 for the change of use from agricultural use to residential use (Amended Description) - Barn South Of Kynaston House Kynaston Kinnerley Shropshire - Prior Approval Required and Refused
- iii. 15/01746/VAR - Variation of Condition No. 3 (approved plans) attached to planning permission 09/01914/FUL dated 29.09.09 to allow for a revised design and position - Waterside House Maesbrook Oswestry Shropshire SY10 8QT – Permission granted
- iv. 15/01671/HHE - Erection of a single storey rear extension to detached dwelling 7.5 metres beyond rear wall, 4 metres maximum height, 2.5 metres high to eaves - Ruslyndan Maesbrook Oswestry Shropshire SY10 8QP - Approved Extension GPD
- v. 14/05018/REM - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline application 11/03570/OUT for the erection of a single dwelling - Briarsfield Chapel Lane Knockin Heath Shropshire SY10 8ED – Permission granted
- vi. 15/01232/OUT - Outline application for the erection of a detached dwelling (all matters reserved) - Walnut Tree Cottage Dovaston Oswestry Shropshire SY10 8DP – Application refused

- vii. 15/02183/REF - Erection of 1No dwelling with detached garage (revised scheme) - Cross Keys Inn Kinnerley Oswestry SY10 8DB – Appeal dismissed

NOTED

111.15 PLANNING APPLICATIONS

The following planning applications were considered

- i. **14/04884/MAW - Erection of waste transfer station, new portal frame unit and an external area for green waste - Knockin Heath Business Park Knockin Heath Shropshire – Reconsultation**

RESOLVED that the Parish Council continues to maintain a holding objection. It is the Council's conclusion that the proposal (based on the currently submitted information) for a waste transfer station in this location is completely inappropriate. The Parish Council agreed the following comments:

1. There is still not adequate assessment presented as part of the Design and Access Statement (DAS) to enable a full and detailed understanding of the effects of the development upon local amenity. These are required because the nature of the proposed activity is likely to affect the amenity of nearby residential properties and is a pertinent consideration for planning decisions as much as environmental control by the Environment Agency.
2. Noise and dust concerns – The Parish Council still has concerns about noise and dust from the site. The Parish Council maintains its request for a detailed noise assessment from nearby noise sensitive receptors and sufficient detail to enable the effects of the type of vehicles and plant that is being proposed.

A full and detailed noise impact assessment should be undertaken to comply with all current and recognised guidance and also consider the operations proposed within the building. This must include a full review of the current inadequacies of the building. The noise assessment should be of an approved standard suitable for EIA assessment. Dust from the existing site is a considerable problem to the neighbours and drifts down to other dwellings in Knockin Heath. We re-iterate that the likely key receptors with regard to noise and dust are residents and businesses in the Kinnerley Parish boundary.

The Parish Council is concerned that the Environment Agency states that their permit will control and enforce the pollution control regime. We consider that Shropshire Council, as the planning authority, should give serious consideration to the issues raised by the local Parish Councils and neighbouring properties as part of the planning process. The Parish Council considers that that planning conditions should also be relied on to regulate operations.

- ii. **15/01942/FUL - Conversion of outbuilding to holiday accommodation, including balcony at first floor - The Poplars Argoed Kinnerley Oswestry Shropshire SY10 8DJ**

RESOLVED to support in principle, subject to addressing the neighbours' concerns about being overlooked now that the building will be occupied. The Parish Council asks that any approval is subject to a condition that property remains as holiday accommodation, and not a permanent residence, in line with the Kinnerley Parish Neighbourhood Plan.

Cllr S Quayle and Cllr J Pinder declared personal interests in the following agenda item.

112.15 Letter of complaint re 15/01137/CPL - Windsor House, Melverley Road, Pentre, SY4 1BU

A letter of complaint received, had been circulated with the agenda.

RESOLVED to suspend Standing Orders to allow the complainant to speak.

The member of the public addressed the Parish Council and gave details of her complaint.

RESOLVED to resume Standing Orders.

RESOLVED that the complainant had spoken with the Parish Council at the meeting and the complaint was NOTED.

113.15 Planning applications 13/03217/FUL and 14/05774/FUL - Development Land at rear of Maesercroft Kinnerley - breach of planning conditions re Bankfields Land junction and build start.

A verbal update was given.

RESOLVED to write again to Shropshire Council about the breach of planning conditions and the additional improvements required to the junction.

114.15 SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT (SAMDEV) PLAN SCHEDULE OF MAIN MODIFICATIONS

The Parish Council considered the above consultation.

RESOLVED to not respond.

115.15 PLACE PLAN REVIEW 2015-16 'FEEDBACK AND CHALLENGE'

The Parish Council reviewed the 2015-16 place plan before consideration by Shropshire Council Cabinet.

RESOLVED that Shropshire Council should be asked to include the actions points from the Kinnerley Parish Neighbourhood Plan in Appendix A of the Place Plan as reference to the Parish Plan and the Community toolkit are out of date.

116.15 FINANCE AND ACCOUNTS FOR PAYMENT

- a) Receipts
 - i. Kinnerley rounder's team – football pitch rent - £300
- b) Payments made before meeting - none
- c) Payments for Approval
 - i. Clerk's Salary for June 2015 - £619.94 Chq no 10647
 - ii. HMRC – Payroll Q1 - £60.49 Chq no 10648
 - iii. Lawrence Direct – Printing and stationery - £32.90 Chq no 10649

- iv. P&W Maintenance Contracting Ltd - £269.34 Chq no 10650
- v. JDH Business Service Ltd – Audit fee - £134.40 Chq no 10651
- vi. Maesbrook Village Hall – Room Hire - £10.00 Chq no 10652

RESOLVED to APPROVE & AUTHORISE the above payments

117.15 PROPOSED CONSERVATION AREA FOR THE CENTRE OF KINNERLEY

The Parish Council considered the draft documentation and questionnaires to be sent to houses in the proposed Conservation Area.

RESOLVED to approve the draft documentation subject to checking by Cllr C Green. It was agreed to send a copy of the information to Carole Ryan-Ridout. Cllr S Quayle agreed to deliver and collect the questionnaires.

118.15 CHURCHYARD WALL REPAIRS

It was noted that IJ Preece and Son Ltd's tender for the church yard wall repairs had been approved in January 2011 (minute ref 484). An updated quote was considered.

RESOLVED to accept the revised tender of £6674.88 plus VAT.

119.15 KINNERLEY PARISH WEBSITE

A request for someone to take over the maintenance of the community website was discussed.

RESOLVED to place an article in the Telescope asking for a volunteer.

120.15 OTHER REPORTS

- i. Cross Keys Action Committee – Cllr C Green gave a verbal report which include an update on recent CKAC activities.
- ii. National Grid - Mid Wales Connection - Cllr C Green gave a verbal report.
- iii. Emergency Plan Seminar – Cllr J Pinder gave a verbal report.

121.16 HIGHWAYS

The following were reported:

- i. Cllr N Barclay reported that there is a bad pothole on the corner at the Knockin end of the Dovaston to Knockin road.
- ii. Cllr S Bruce reported that the bad pothole at Argoed at the junction of Vicarage Lane is still outstanding.
- iii. Cllr C Green advised that the work has still not been undertaken on Whip Lane, Maesbrook. The Clerk was asked to seek clarification on the specifications for verge cutting.

The Clerk was asked to report the above.

122.15 CORRESPONDENCE

The following correspondence was received and NOTED

- i. Powys County Council - Powys Local Development Plan consultation information including CD with relevant documents
- ii. SALC - Information bulletins
- iii. Shropshire Council - Alterations to Electoral Register
- iv. Corbet School - Information about open morning – 25th June 9.30 - 12.30
- v. Shropshire Council - Outdoor Partnership newsletter
- vi. Shropshire Council - Connecting Shropshire update
- vii. Shropshire Rural Hub - Newsletter
- viii. Shropshire Council - Information about the National Crime Survey

123.15 DATE AND TIME OF NEXT MEETING

27th July 2015 – Kinnerley Parish Hall at 7pm

The meeting closed at 9.10pm

Signed
Chair

Date