

KINNERLEY PARISH COUNCIL
Meeting of the Council
Held at Kinnerley Parish Hall
At 7.35pm on Monday 21st March 2016

PRESENT

Cllr Charles Green (Chair), Cllr Betton Cambidge (Vice-chair), Cllr Sheila Bruce, Cllr Bill Jones, Cllr Maurice Jones, Cllr Alan Lewis, Cllr John Pinder, Cllr Sharon Quayle and Cllr David Slaughter

IN ATTENDANCE: Cllr Arthur Walpole (Shropshire Councillor)

CLERK: Mrs Kate Sanderson

One member of the public were present

41.16 APOLOGIES FOR ABSENCE

Cllr N Barclay – personal commitment

42.16 DECLARATIONS OF INTEREST AND DISPENSATIONS

- i. Cllr S Quayle declared a personal interest in the Cross Keys agenda item as a member of the Cross Keys Action Committee.
- ii. Cllr B Cambidge declared a disclosable pecuniary interest in planning application - 16/00902/REM - Approval of reserved matters (scale, appearance, landscaping and layout) pursuant to 14/01703/OUT for the residential development of 18 properties (including affordable), detached garages, public open space, estate roads - Storage Depot Kinnerley Oswestry Shropshire SY10 8DH
- iii. Cllr C Green – National Grid Mid Wales Connection project (Dispensation granted 17th June 2013 Minute Ref 104/13)
- iv. Cllr B Jones declared a personal interest in planning application – 16/01080/FUL and 16/01081/LBC – Little Duglands, Edgerley and advised the meeting that he intended to leave the meeting during this agenda item.
- v. Cllr J Pinder declared a personal interest in planning application 16/00898/PMBPA – Barn at Grange Farm, Edgereley as he is a neighbour.

43.16 MINUTES OF COUNCIL

The minutes were submitted and circulated as read. Following an amendment to minute reference 30.16, to record that Cllr N Barclay returned to the meeting after the resolution of planning application 15/05034/FUL – Land north of Sandeman, Dovaston, it was

RESOLVED that the minutes of the Council meetings held on 22nd February 2016 be approved and signed as a correct record

44.16 PUBLIC PARTICIPATION SESSION

None

45.16 REPORTS

None – reports provided during Annual Parish Meeting.

46.16 PLANNING DECISIONS

- i. 16/00126/FUL - Erection of hobby workshop - Aspen Knockin Heath Oswestry Shropshire SY10 8EA – Permission granted
- ii. 12/03866/FUL - Reposition previously approved replacement dwelling (previous ref 06/14437/FUL) - The Hollies Dovaston Kinnerley Oswestry Shropshire SY10 8DS - Refused
- iii. 16/00373/FUL - Erection of a two storey rear extension and insertion of rooflights in existing single storey lean to - The Quabbs Argoed Kinnerley SY10 8DJ – Permission granted

NOTED

47.16 PLANNING APPLICATIONS

The following planning applications were considered.

RESOLVED: That the following comments be submitted to the Shropshire Council Planning Authority:

Cllr B Cambridge declared a disclosable pecuniary interest in the following agenda item and left the meeting without taking part in any discussion or vote relating to this planning application.

It was resolved to suspend Standing Orders prior to the Council’s discussion to allow the developer to address the Parish council and answer questions. It was then resolved to resume Standing Orders.

- i. **16/00902/REM - Approval of reserved matters (scale, appearance, landscaping and layout) pursuant to 14/01703/OUT for the residential development of 18 properties (including affordable), detached garages, public open space, estate roads - Storage Depot Kinnerley Oswestry Shropshire SY10 8DH**

Comments: The Parish Council supports this application in principle, but would prefer a higher proportion of three bedroomed houses, in line with the Kinnerley Parish Neighbourhood Plan. It is therefore requested that three of the proposed four bedroomed houses are replaced with smaller three bedroomed properties instead. The existing hedge around the development should be retained/improved and not replaced with fencing.

Cllr B Cambridge returned to the meeting.

- ii. **16/00775/OUT - Outline application (all matters reserved) for the erection of one dwelling and all associated works - Land to the East of Maesbrook Shropshire**

Comments: The Parish Council objects to this application as the site is in an unsustainable location outside the development boundary and the proposed access is unacceptable as it is onto a stretch of road with dangerous bends on it.

Cllr B Jones declared a personal interest in the following agenda item and left the meeting without taking part in any discussion or vote relating to this planning application.

- iii. **16/01080/FUL - Erection of 2 storey extension; single storey rear porch; demolition of lean-to toilet and existing rear porch and associated alterations and repairs - Little Duglands Edgerley Oswestry Shropshire SY10 8ER and 16/01081/LBC - Erection of 2 storey extension; single storey rear porch; demolition of lean-to toilet and existing rear porch and associated alterations and repairs affecting a Grade II Listed Building - Little Duglands Edgerley Oswestry Shropshire SY10 8ER**

Comments: The Parish Council fully supports these applications for necessary work to rescue this property and update it for modern living.

Cllr B Jones returned to the meeting

- iv. **16/01014/FUL - Conversion of outbuilding to provide ancillary accommodation and erection of detached timber framed double garage - The Willows Farm Maesbrook Oswestry Shropshire SY10 8QY**

Comments: The Parish Council supports this application.

- v. **16/00898/PMBPA - Application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the conversion of two barns to form two residential units with all associated works; demolition of one barn - Barn At Grange Farm Edgerley Kinnerley Oswestry Shropshire SY10 8EP**

Comments: The Parish Council objects to this application. The barns are modern steel shed structures which need substantial alterations in order to be converted into habitable dwellings. The works proposed would result in a significant departure of the original fabric and are considered unreasonable. The Parish Council does not consider this a barn conversion but effectively a rebuild on the footprint of a modern steel shed. The Parish Council has supported previous applications for barn conversions but does not support this proposal to effectively build new houses in an unsustainable location. This application fails to comply with the aims and aspirations of the Kinnerley Parish Neighbourhood Plan (which has been adopted by Shropshire Council as a material consideration for development management purposes). It is in open countryside, where new development is strictly controlled under policy CS5 of Shropshire Council's Core Strategy. Approval of this development would lead to sporadic and unsustainable development that would undermine the "rural rebalance" approach to development. This site is not identified in SAMDev for housing and is outside any development boundary. The application site is some distance from the development boundaries of Dovaston and Knockin Heath. At a national level, paragraph 55 of the National Planning Policy Framework (the Framework) confirms that isolated new homes in the countryside should be avoided. In terms of its location therefore, the proposal would represent an incursion into the open countryside and is contrary to local plan and national policies which seek to restrict development in such areas.

- vi. **To consider any planning applications received after the agenda was sent out – None**

49.16 CENTENARY CLOSE – BANKFIELDS LANE

The meeting was advised that, following complaints, received by the Parish Council, about the removal of trees and a hedge adjoining Bankfields Lane and concerns that an existing fence line is to be moved, Cllr S Bruce, Cllr B Cambridge and the Clerk met with local residents at Bankfields Lane. Feedback from that site meeting was provided. The ongoing issues relating to planning conditions for this development were considered.

RESOLVED to write to Shropshire Council to support the concerns raised by a resident of Bankfields Lane about the lack of enforcement of planning conditions for this development. The Clerk was asked to report that the footpath to the rear of the development as becoming blocked by the overgrown hedge.

50.16 FINANCE AND ACCOUNTS FOR PAYMENT

- a) **Receipts** – none
- b) **Payments made before meeting** – none
- c) **Payments for Approval**
 - i. Clerk's Salary for March 2016 - £605.74 – Chq no 10687
 - ii. Lichfield Diocesan Board of Finance Inc (Glebe Land) – Rent Payable - £380.00 – Chq no 10688
 - iii. HMRC – Payroll Q4 - £42.60 – Chq no 10689
 - iv. SALC – Training - £20.00 – Chq no 10690
 - v. Clerk's Expenses for March 2015 to February 2016 - £359.75 – Chq no 10691

RESOLVED: That the above payments are APPROVED for payment and the bank signatories INSTRUCTED to sign the Cheques.

51.16 CASUAL VACANCY FOR KYNASTON WARD

The meeting was advised that following the resignation of Cllr Rick Bright on 22nd February 2016 the legal notices reporting the vacancy had been published and it was **NOTED** that as an election had not been called for, Shropshire Council had confirmed that the vacancy could be filled by co-option.

RESOLVED to publicise the vacancy in May's Telescope and consider co-option at the May 2016 meeting.

52.16 RE-TENDERING OF LOCAL BUS SERVICE CONTRACTS

A letter from Shropshire Council in relation to route number 576 (Oswestry to Shrewsbury) was considered.

RESOLVED to write to Shropshire Council to stress the importance of this bus service, which is the only bus service to Kinnerley, especially as the village is now expanding.

53.16 OTHER REPORTS

- a) **Cross Keys Action Committee** – Cllr S Quayle gave a verbal report.
- b) **National Grid - Mid Wales Connection** – Cllr C Green gave a verbal report.

c) **Road Safety Event** –Cllr D Slaughter gave a verbal report.

The above reports were **NOTED**

54.16 HIGHWAYS

a) Proposed Molverley/Pentre overlay

A verbal update was given by the Clerk and Cllr Walpole. A site visit with Shropshire Council officers is planned and an update will be provided at the next meeting.

b) To report any Highway Matters

The following was reported:

- i. The passing place between Corner House and The Woodlands, Edgerley has a drainage pipe above the ground, following the recent floods.
- ii. The drainage issues have now been resolved by Argoed Hall.

The Clerk was asked to report the above to the responsible bodies.

55.16 CORRESPONDENCE

The following correspondence was received and NOTED

- i. Shropshire Council-Notification of road closure – Chapel Lane to Knockin Heath crossroads B4396 – 3rd May 2016 – Severn Trent Water – new clean water connection.
- ii. Shropshire Council -Connecting Shropshire update
- iii. SALC-NALC Newsletter
- iv. Shropshire Council-Electoral register alterations
- v. NHS Future Fit-Future Fit Digest
- vi. Healthwatch Shropshire-Opportunity to give views on local Pharmacies
- vii. Shropshire Rural Hub-Newsletter March 2016
- viii. SALC-Information Bulletins
- ix. Shropshire Council Emergency Planning Unit - Advice of Annual Town and Parish Emergency Planning Briefing – Wednesday 15th June 2016 – 6.30pm at Shirehall, Shrewsbury.
- x. Shropshire Council - Letter re Town/Parish Election Recharges

56.16 DATE AND TIME OF NEXT MEETING

25th April 2016 – Kinnerley Parish Hall at 7pm

The meeting closed at 9.00pm

Signed
Chair

Date