

MINUTES of the extraordinary meeting of **KNOCKIN PARISH COUNCIL** held in Knockin Assembly Rooms on Tuesday 17th Dec 2024 at 19.30.

Present – Councillors: Cllrs Samantha Burns (Vice Chairman), Sheilagh Lewis, Hugh Jones, Monica Mosley, David Roberts (Chairman).

Proper Officer: Lydia Bardsley

Also present: Shropshire Cllr Vince Hunt, Public: 4

Meeting started: 19.30.

91.24 Apologies for Absence

Apologies were received from Cllr James Manford and Cllr David Mitcham. These were **NOTED**.

92.24 Declarations of interest regarding the agenda

Members are reminded that the Council's Code of Conduct requires that any Member, having a financial or other interest (bias or predetermination) in any of the business to be transacted, must declare all such interests either at the start of the meeting or immediately before the item is discussed. Members are required to leave the room during the discussion and voting on matters in which they have a disclosable interest.

- a) 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. Nothing declared.
- b) To consider any applications for dispensation. None received.

93.24 Public Participation

To allow public participation in accordance with the Council's Standing Order procedure.

Members of the public spoke on the following agenda items: item: 94.24a.II, [Old Post Office Knockin Oswestry, ref: 24/04442/FUL](#).

Neighbours were not against a plot at the front of the site (in fill) which would be in keeping with existing properties, and did not have significant concerns about plot 3 due to tree screening, but overall they were against the proposals and had concerns about:

- Concerns not addressed from previous planning application
- Removal of trees and loss of outlook
- Impact on biodiversity and protected species
- Overdevelopment and site layout
- Size and orientation of plot 2
- Plot 2 overlooking neighbours garden
- Vehicle movements, access and egress
- Proximity of plot 1 gable to existing non-designated heritage asset building

94.24 Planning

a) To consider planning applications and ratify/agree comments

- I. Address: [Vine Tree Cottage, Knockin, ref: 24/04324/TCA](#) – Council to ratify response
Proposal: Removal of various trees (see plan) within Knockin Conservation Area
Comments deadline: 05.12.2024 (PC extension agreed until 09.12.2024)

It was **RESOLVED** to ratify the following comment in SUPPORT of the proposals:

This application was considered by Knockin Parish Council under its Scheme of Delegation, and their decision will be ratified at the next available Council meeting. The Councillors have no issues with the proposals in principle, however they feel it would be good to see some replacement tree planting take

place, even if this is in different locations within the property boundary. The Council would therefore like to know if the applicant has any plans for replacement tree planting on the site?

II. **Address:** [Old Post Office Knockin Oswestry, ref: 24/04442/FUL](#)

Proposal: Erection of 3no. dwellings, associated garaging and alterations to access

Comments deadline: 29.12.2024 (PC extension agreed until 08.01.2025)

After discussion it was **RESOLVED** TO OBJECT with the following comments:

- The PC is not against the principle of development here, but objects to plans as they stand currently.
- PC opinion is consistent with views of public in attendance at the meeting
- Issues remain from planning application 12 years ago, only difference is lower speed limit, but there are now more driveways opposite exacerbating the issue.
- Safety concerns about access and egress, traffic movements of 8-10 vehicles (incl. old Post Office), plus deliveries
- Additional traffic due to 17 houses north of B4396
- Overdevelopment on a cramped site - 2 plots would be better.
- Size of properties unnecessary, need more starter homes for local families.
- Plot 1 sited very close to property with cellar (The Hollies), which is a non-designated heritage asset. Concerns about stability of ground.
- Biodiversity report, neighbours are certain there is wildlife on site that is not included in report.
- Tree removal within conservation area – PC believes this would need a separate planning application.

The Clerk will share the final comment with Cllr Vince Hunt when Submitting to Shropshire Council.

4 x members of the public left the meeting at: 20.11.

III. **Address:** [Kinnerley Road Lodges, Kinnerley Road, Kinnerley, ref: 24/04473/FUL](#)

Proposal: Proposed change of use of existing holiday lodges (C1/sui generis) to residential dwellings (C3) and associated works

Comments deadline: 27.12.2024 (PC extension agreed until 08.01.2025)

After discussion, it was **RESOLVED** TO SUPPORT with the following comments:

The change of use may be the lesser of two evils, due to complaints because of noise caused by holiday guests. Permanent neighbours would be much less disruptive than holiday lodges. PC requests as a condition of permission that there should be no additional dwellings or outbuildings constructed on the site, and no business use in order to retain peace and minimise disruption for neighbours. PC also requests as a condition of permission that there be no changes to the existing footprint or height of current buildings. The PC also seeks clarification to delineate boundaries for each specific plot.

Cllr Vince Hunt gave his apologies and left the meeting at 20.21.

95.24 Items for future Agendas

Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. ***Councillors are respectfully reminded that this is not an opportunity for debate or decision making.***

- Cllr Burns gave apologies for the January meeting.

96.24 Date and Time of Next Meeting

To note the date and time of the next meeting. Tuesday 7th Jan, 7.30pm.

There being no further business the meeting was closed by the Chairman at 20.32.