

Knockin Parish Council

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Dear Councillors,

Weds 26th Feb 2025

YOU ARE SUMMONED TO ATTEND A MEETING OF THE PARISH COUNCIL TO BE HELD ON **TUESDAY 4TH MARCH 2025 AT 7.30PM** IN KNOCKIN VILLAGE HALL, FOR THE TRANSACTION OF BUSINESS AS SET OUT IN THE AGENDA BELOW.

The press and members of the public are very welcome to attend.

Lydia Bardsley

Mrs L Bardsley, Proper Officer

PARISH COUNCIL AGENDA 4 MARCH 2025

110.24 Apologies for Absence

111.24 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.
- b) To consider any applications for dispensation.

112.24 Confirmation of the Minutes

- a. To approve and authorise the signing of the [Minutes of the Council Meeting held on 07.01.2025](#).

113.24 Public Participation

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

114.24 Reports

- a) Clerk's Progress Report – Consider matters arising since the last meeting.
 - I. Sewage treatment plants Knockin (STaR Housing and SC)
 - II. Bus shelter Church Lane
 - III. Ivy on stone wall at Cattle drink – reported on Fix My Street and completed
 - IV. Shared boundary (hedges/trees and fence panels) on Village Hall car park
- b) Play Area and Defibrillators – Receive reports
- c) Police Report – Consider local police reports for Nov/Dec and Jan, and PCC newsletter
- d) Shropshire Councillors Report – To receive a report from Cllr Vince Hunt.
- e) Councillor Reports – To consider reports from Councillors (training and/or meetings attended). (incl. Clerk VAT training (18.02.2025), elections briefing (25.02.2025), Fundamentals for Cllrs (11.02.2025))

115.24 Planning

- a) To consider planning applications and ratify/agree comments
 - I. Address: [Old Post Office Knockin Oswestry, ref: 24/04442/FUL](#) (re-consultation) – Council to agree response
Proposal: Erection of 3no. dwellings, associated garaging and alterations to access
Comments deadline: 05.03.2025

- II. Address: [Plot A, Land West Lower House Farm, Knockin, ref: 25/00053/VAR](#) – Council to ratify response
 Proposal: Variation of condition no.2 (approved drawings) attached to planning permission ref 23/02651/FUL
 Comments deadline: 12.02.2025
- III. Address: [Proposed Residential Development Land West Of Lower House Farm, Knockin, ref: 25/00085/VAR](#) - Council to ratify response
 Proposal: Variation of Condition No. 2 attached to permission 23/02651/FUL dated 20 October 2023 Alteration to house type PLOT B ONLY
 Comments deadline: 14.02.2025
- b) To note recent planning decisions and appeals published by Shropshire Council
 - I. Address: [Vine Tree Cottage, Knockin, ref: 24/04324/TCA](#)
 Proposal: Removal of various trees (see plan) within Knockin Conservation Area
 Decision: **Consent by right - Trees.**
 - II. 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
 Decision: **Refuse.**
 - III. Address: [Proposed Residential Development Land West Of Lower House Farm, Knockin, ref: 25/00703/DIS](#)
 Proposal: Discharge of Conditions 5 (Construction Traffic Management Plan), 6 (Drainage), 8 (Tree Protection), 9 (Head and Cills), 10 (Bat and Bird Boxes), 11 (Lighting), 12 (Roof Details), 13 (External Materials) and 14 (Boundary Treatment) relating to Planning Permission 23/02651/FUL (PLOT B ONLY)
 Decision: Pending consideration NB. **No comments invited.**
 - IV. Address: [Old Post Office Knockin Oswestry, ref: 24/04442/FUL](#)
 Proposal: Erection of 3no. dwellings, associated garaging and alterations to access
 Decision: **Pending consideration.**

116.24

Parish matters

- a) Fence panels for amenity area – Receive update and estimates (if available), and agree actions
- b) Local elections 2025 – To receive update and agree actions
- c) Annual Meeting arrangements – Council to agree dates for Annual Parish and Annual Council Meetings
- d) Asset Inspections – Discuss and agree actions
- e) Parish Council Website and gov.uk domains – Receive update and agree actions
- f) Ownership and health and safety concerns re. cattle drink – Receive update and agree actions
- g) Listed building at risk (Old House Knockin) – Consider correspondence from resident and agree any actions
- h) T1 streetlight (Kinnerley Road, opposite Doctor's surgery) not working – receive update and agree actions
- i) Potential ideas for community benefit linked to Bradford Estates stage 2 development proposals – Council to agree actions
- j) SALC/SLCC Local Council Survey – To agree a response (deadline 07.03.2025).

117.24

Consultations

- a) [Vyrnwy Frankton connection consultation](#) (deadline 16.04.2025)

118.24

Finance and Accounts

- a) Approve/ratify the following payments:

- DD, Unity Trust, monthly account fee (Feb), £6.00 (no VAT) – to be paid 31.03.2025

- DD, Unity Trust, monthly bank account fee (March), £6.00 (no VAT) – to be paid 30.04.2025
- BACS42, Clerk, March staffing costs, HOA, mileage, expenses, £413.78 (no VAT) – to be paid 31.03.2025
- BACS43, HMRC, March PAYE/NICs, £99.60 (no VAT) – to be paid 31.03.2025
- BACS44, Clerk, April staffing costs, £TBC (of which £TBC VAT) – to be paid 30.04.2025
- BACS45, HMRC, April PAYE/NICs, £TBC (no VAT) – to be paid 30.04.2025
 - b) Receipts and payments up to 28.02.2025 – Council to approve (Chairman to sign)
 - c) Bank statements Jan and Feb 2025 – Council to approve (non-signatory Cllr to sign)
 - d) Reconciliation up to 28.02.2025 - Council to approve (non-signatory Cllr to sign)

119.24 Defibrillator/CPR training – Council to receive update and agree actions

120.24 Highways

- a) To consider Highways matters/concerns and agree actions (incl. hedge cutting, drains at Jubilee chair and Morton bridge, diversion along Kinnerley rd)
- b) Planned surface dressing work B4396 - Whipland Cross Roads to Rolly Junction
- c) Community Speed Watch – To receive update from Cllr Manford and agree actions

121.24 Correspondence

To note/discuss correspondence received and agree actions:

- a) SALC / NALC – Bulletins, News in brief bulletins, NALC Legal Briefings and Newsletters
- b) Chairs’ Network meeting invite for 12.03.2025 (16.01.2025)
- c) Project Gigabit Stakeholder updates (16.01.2025 and 21.02.2025)
- d) SALC training dates (23.01.2025 and 06.02.2025)
- e) SC updates re. Avian flu outbreak (22.01.2025, 26.01.2025, and 27.01.2025)
- f) SC Fly tipping briefing note (28.01.2025)
- g) Oswestry Area Committee meetings and provisional dates (29.01.2025 and 04.02.2025)
- h) Roadworks: [Woolston Bank \(15.05.2025\) \(Scottish Power\)](#)
- i) Changes to Planning application submission costs (25.02.2025)

122.24 Council Reports / Areas of Concerns / 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.***

123.24 Date and Time of Next Meeting

To note/agree the date and time of the next meeting.
Annual Council Meeting: Tuesday 13th May 2025