

Kinnerley Parish Council

Minutes of the **Meeting of Kinnerley Parish Council** on **23rd January 2023** at **Kinnerley Parish Hall**.

Present: Cllrs Nick Barclay, Mandy Chapman, Charles Green, Stephen Hilton, Lorraine Jones, Maurice Jones, Alan Lewis, James Peto, Sharon Quayle

In attendance 2 members of the public, Cllr Vince Hunt (Shropshire Council), Ian Cruise-Taylor, Parish Clerk

1. **Apologies for absence:** Cllrs Lorna Baker, Richard Greening
2. **Declarations of interest and dispensations –** None to note or consider
3. **Minutes of Council –** Council unanimously approved the minutes of the Parish Council meeting held on 27th November 2022, for signature by the Chairman.
4. **Public participation session**

One member of the public spoke regarding planning application 22/05569/OUT. The same member of the public queried whether claims had been able to be made to reduce the cost of heating oil. Another member of the public thanked the council for a recent meeting on flooding and reported that he had written to the National Flood Forum in respect of links with Kinnerley Parish Council, but other than an acknowledgement had not had a reply. In respect of flooding, the member of the public reported that after the main flooding, the backwaters may continue to rise, which can be a risk and may be a matter for discussion with the Environment Agency. A further point was made regarding a footpath which had been obstructed; Vince Hunt reported that discussions were underway to re-route the footpath. The footpath group were invited to keep the Parish Council informed.
5. **Parish matters**
 - a) **Report from Unitary Councillor –** Cllr Vince Hunt (Shropshire Council), reported:
 - the offer of a flood rescue boat for the parish was still available, once appropriate arrangements for its safe storage and use can be made
 - Bikeability scheme (funded by Shropshire Council) is available to help young people learn to ride safely
 - b) **Report from Clerk, to include action log –** Council noted the report and associated report on 3 CIL items. Council determined to proceed with the purchase of the basketball hoop within the CIL report limits; to secure quotes for outdoor gym equipment up to a maximum of £5000, and gateways, subject to discussions with highways regarding the possibility of replacing existing signage.
 - c) **Report back on any developments regarding flooding.** Cllr Green reported that a number of roads had been flooded during the recent event and that emergency services had deployed to support residents. Despite the water receding there is still backwater to be aware of and debris to be removed by Shropshire Council. He also

reported that Helen Morgan MP had visited the area and was engaged in communications with Government regarding the management of the reservoir at Vyrnwy. The Severn River Basin District Flood Risk Management Plan 2021 to 2027 has now been published on the government website. Their assessment of flood risk from the Clywedog and Vyrnwy reservoirs appears to be limited to the risk of a failure of the dams, although they do recognize that both reservoirs provide some flood mitigation for local areas, but say that there is only a limited flood benefit in the upper reaches of the Severn.

The Council continues to try to take further the idea to foster an inclusive, overarching group encompassing interests from Pentre, Maesbrook and Molverley to provide access to multi-agency support for people and communities.

As reported previously Shropshire Council has made funds available for a rescue boat to be purchased principally for the Pentre area. A supplier has been identified, but there is first a need to identify where in Pentre it might be stored and who would be willing to be trained to operate it.

During the discussion it was suggested that Shropshire Council be approached regarding marker posts (with water level height marks) to be installed at particularly dangerous locations.

- d) **Police report** – none – Parish Clerk to seek representation at the next Parish council meeting
- e) **To consider and determine a response** to the Shropshire Council draft tenancy strategy – deferred to the February Council meeting
- f) **To report any Highways or other parish matters**
 - i. Council noted the continuing request for a 30mph limit in Maesbrook – clerk to raise with Shropshire Council again
 - ii. Council noted that a possible VAS pole had been erected, but this was not at the agreed location – clerk to clarify

6. **Planning – see appendix A**

- g) **Planning decisions for information**
- h) **Planning applications/appeals for decision** - To consider and determine response(s) - see Appendix A

7. **Financial Matters**

- a) Council noted Receipts: £0
- b) Council unanimously approved Payments – see appendix B
- c) Council unanimously approved Bank Reconciliation see appendix B
- d) Council considered and unanimously approved the proposed budget for 2023-24, and precept requirement of £24,600
- e) Council considered the further quote for play area resurfacing (see appendix C), and determined to accept the previous quote from Ray Parry
- f) Council agreed to review the revised specification for grounds maintenance contract for 3 year period from 1st April 2023 and decide the matter at the February meeting
- g) **CIL** – update circulated – Council considered the most recent update and agreed further changes to be brought back for approval at the February meeting. Council

unanimously agreed to purchase a single basketball hoop, as per the CIL report and to instruct the contractor to proceed to upgrade the BMX track with a limestone treatment as set out in the recent quote.

- 8. **Items for consideration at the February meeting** – not for discussion or debate at this meeting – none other than those identified during the meeting
- 9. **Date and time of next meeting** – 27th February 2023, 7 p.m., MAESBROOK Village Hall
- 10. Council unanimously agreed to move into closed session.

Chairman.....

Date.....

DRAFT

a) **Planning Decisions for information:**

- i. 22/04815/FUL: Corner House, Edgerley, SY10 8EP. Proposal: Erection of private use agricultural storage and equestrian building and all associated works (revised scheme)
Decision: **Grant Permission**
- ii. 22/04710/VAR: Rose Cottage, Maesbrook, SY10 8QT. Proposal: Application under Section 73a of the Town and Country Planning Act 1990 for removal of conditions 3 and 4 of application reference number 07/15053/FUL dated 04/10/2007 (retrospective)
Decision: **Withdrawn**
- iii. 22/04680/TPO: Land Adj. Mill House, Knockin Heath, SY10 8EA. Proposal: Crown lift by removing lower branches to a height of 5-6 metres of 2no Sycamores (T10 & T11) protected by the Shropshire Council (Land adjacent to West View House, Knockin Heath) TPO 2013 (Ref: SC/00169/13)
Decision: **Grant Permission**
- iv. 22/04224/OUT: Baldin Oak, Dovaston. Proposal: Outline application (to include means of access) for the erection of 1No. dwelling
Decision: **Grant Permission**
- v. 22/04205/FUL: The Moat Maesbrook SY10 8QL. Proposal: Erection of two storey extension (following some demolition) with a through floor lift and associated works.
Decision: **Grant Permission**
- vi. 22/04514/FUL: Hildridge House Knockin Heath SY10 8DT. Proposal: Erection of 3 bay garage with first floor residential annex accommodation.
Decision: **Withdrawn**

b) **Planning Applications and Appeals for consideration and decision:**

Decided under the delegated powers granted at the meeting on 27th November 2022

- i. 22/05562/FUL: Rose Cottage, The Wood Farm, Maesbrook, Shropshire.
Proposal: Change of Use from holiday let to residential
Comment submitted:
The Parish Council makes representation, making no objection but indicating that as the property would effectively become an ordinary open market dwelling in the countryside, and any appropriate affordable dwelling or CIL contributions should be levied on it.
- ii. 22/05328/FUL and 22/05329/LBC Lane End, Plasau, Kinnerley, Shropshire
Proposal: Refurbishment of existing cottage including single storey extension affecting a Grade II Listed Building

Comment submitted:

The Parish Council again supports this re-submitted application on the basis that it is bringing back into use a heritage property in the parish and creating a small two-bedroom property.

- iii. 22/05307/FUL Sandstone Holding, Knockin Heath, Oswestry, Shropshire SY10 8DS
Proposal: Erection of single storey extension

Comment submitted:

We have no sustainable objection to the proposals but make the following comments:

- It is regrettable that the Parish's stock of smaller dwellings is to be reduced by a smaller 2- bed bungalow being converted to a larger 4-bed bungalow, without any reason being offered.

- It is to be hoped that the materials for the extension will match those of the existing property, without any noticeable visual jarring.

- iv. 22/05569/OUT 1 Stone Cottage Chapel Lane Knockin Heath Shropshire
Proposal: Outline application for the erection of one dwelling

Comment submitted:

The Parish Council recognises that the proposal represents infill within the intention of SAMDev policy S14.2(vii) for Knockin Heath. However, Policy S14.2 of the emerging Draft Local Plan confirms that the main centre for development in our Parish is Kinnerley Village; the rest of the Parish, including Knockin Heath, will rank as open countryside.

In our comments on the appeal case 22/03010/REF for a nearby site, we pointed out that subsequently to the Kinnerley Parish Neighbourhood Plan (KPNP) being published in March 2013, a total of nine houses have already been built or permitted in Knockin Heath. The KPNP envisaged a need for a maximum of 7 houses in Knockin Heath in the period of the plan. On the face of it, this proposed house is therefore not required, and no cogent reason for its need has been put forward.

In our comments on 17/04337/OUT, also nearby, we said that the Parish Council's preference was for a 3 bedroom property. The indicative plans with this outline application are indeed for such a relatively modest 3-bedroom house, but this outline application is not seeking approval for these plans. If this application is granted permission, we request that a condition be attached to the outline permission such that any subsequent reserved matters application must be for a 3-bedroom house similar to that on the indicative plans.

To be decided:

- v. 22/01902/FUL The Cottage, Edgerley
Appeal re: 22/01902/FUL
Change of Use of land from equestrian (Sui Generis) to residential (C3) and the siting of an annexe building ancillary to the main residential dwelling to include decked area

Council determined: No Comment

Known payments for approval: December 2022 and January 2023

Dec-22

MHJ Property Services	repairs	58.00
HMRC	Dec Tax	153.40
Clerk	Dec pay	613.60
Pritchard	grnds m'nance	360.00
HMRC	backpay tax	11.20
Clerk	backpay	44.96
Unity	service charge	18.00
		1,259.16
Jan-23		
Richards Groundworks	tarmac patching	588.00
Scot Power	Q3 electric	181.48
HMRC	Tax	153.40
Clerk	Pay	613.60
Turtle Eng	Bleed kits	326.48
		1,862.96
		3,122.12

Kinnerley Parish Council - Bank Reconciliation

Financial year ending 31st March 2023

Prepared by: IFCT

Date: 16/01/2023

£

CASH BOOK

Opening balance 1 April 2022	54,437.26
Add: Receipts to end Dec 22	37,095.25
Less: Payments to end Dec 22	23,419.40

Closing balance per accounts as at 31/12/2022	<u>68,113.11</u>
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Balance per Unity Trust bank statement as at 31/12/22	68,563.11
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Less: any un-presented cheques	Cheque number	
Donations yet to be paid out	450.00	
		<u>450.00</u>

Add: any un-banked cheques	0.00
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Total reconciled balances	<u>68,113.11</u>
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Appendix C

	<p>Option 1 :</p> <p>To scrape off 50mm of bark dispose of, fit membrane and top up bark area with 200mm of bark.</p>	<p>£9,844.00</p>
	<p>Option 2 :</p> <p>To remove 50mm of bark, top up the area with topsoil and turf under each play equipment item and fit grass mat surfacing</p>	<p>£7,986.36</p>