

KINNERLEY PARISH COUNCIL
Meeting of the Council
Held at Kinnerley Parish Hall
At 7.00pm on Monday 26th January 2015

PRESENT

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

IN ATTENDANCE: Cllr A Walpole

CLERK: Mrs Kate Sanderson

Two members of the public were present

7.15 APOLOGIES FOR ABSENCE

None

8.15 DECLARATIONS OF INTEREST AND DISPENSATIONS

- i. Cllr N Barclay declared a personal interest in the planning application for a proposed dwelling north of Elstow House, as the applicant is a friend.
- ii. Cllr C Green declared a personal interest in the planning application for a proposed dwelling north of Elstow House, as he and the applicant both serve on a local committee.
- iii. Cllr C Green declared a personal interest in the Cross Keys agenda items as a member of the Cross Keys Action Committee.
- iv. Cllr C Green – National Grid Mid Wales Connection project (Dispensation granted 17th June 2013 Minute Ref 104/13)
- v. Cllr R Bright declared a disclosable pecuniary interest in the planning appeal for land at Sandyman, as the applicant.
- vi. Cllr S Quayle declared a disclosable pecuniary interest in the planning application for The Cottage, as the applicant.
- vii. Cllr S Bruce declared a personal interest in the agenda items relating to the Cross Keys as she is a neighbour and it was noted that Cllr B Cambridge will take the chair for these agenda items.

9.15 PUBLIC PARTICIPATION SESSION

A member of the public addressed the meeting about his planning application for a proposed dwelling to the north of Elstow House. Background was given on the outline application for a self-build sustainable house with low environmental impact which is intended for personal use. This is an outline application but more detail than is required has been provided to provide a vision. Details of the specifications of the house were provided. The location is on an un-adopted lane with three existing properties and is within safe walking distance of the centre of Kinnerley and local amenities which means it meets sustainability criteria.

A member of the public advised the meeting that there are Government proposals to change planning rules for community pubs. He advised that he would be on Radio Shropshire the following morning about how these proposed changes would affect Kinnerley. He reminded the Parish Council of the importance of the appeal to build on the beer garden and how it may be linked to the current planning application.

10.15 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Council meetings held on 24th November 2014, 15th December 2014 and 13th January 2015 be approved and signed as a correct record

11.15 REPORTS

- i. Police – no report
- ii. Kinnerley School – no report
- iii. Cllr A Walpole (Shropshire Councillor) gave a report which included information about financial matters, including the work currently being undertaken on budget setting. There are still considerable savings to be made which will include further reductions in staff numbers. The decision on the payment of Council Tax Support Grant is still to be considered by full Council. In planning the SAMDev inspection has been completed and the report from the Planning Inspector is awaited. The implications of the new Care Act are still being considered. An update on National Grid would be given during the agenda item.

12.15 PLANNING DECISIONS

- i. 14/04922/FUL - Erection of extension to the existing kitchen - Royal Hill Inn Edgerley SY10 8ES – Permission granted
- ii. 14/02634/OUT - Outline Application for a single detached residential dwelling and garage to include means of access - Proposed Dwelling to the West of Dovaston – Application refused
- iii. 14/01834/FUL - Erection of one affordable dwelling with detached double garage; formation of new vehicular access and visibility splays; installation of sewage treatment plant - Proposed Dwelling Adjacent Green Bank Dovaston – Permission granted

NOTED

Cllr B Cambridge took the Chair due to Cllr S Bruce's personal interest.

13.15 CROSS KEYS, KINNERLEY

During this agenda item Standing Orders were suspended and resumed to allow the Councillors to ask, relevant members of the public, questions.

- i. **14/05492/FUL - Conversion of former public house to form three dwellings and erection of one detached dwelling with associated detached garage - Proposed Residential Development Cross Keys Inn Kinnerley Oswestry Shropshire SY10 8DB**

- ii. **14/05493/LBC - Works to Listed Building to facilitate conversion of former public house to three dwellings and erection of one dwelling with associated detached garage - Proposed Residential Development Cross Keys Inn Kinnerley Oswestry Shropshire SY10 8DB**
- iii. **Planning appeal - 14/02864/FUL – Erection of 1 dwelling with detached garage (revised schemes) – Cross Keys, Kinnerley, SY10 8DB - Planning Inspectorate ref: APP/L3245/W/14/3001275**

Both planning applications and the planning appeal were considered together. A draft response for the planning application, as agreed at the previous meeting, was tabled and discussed.

RESOLVED to strongly object to both planning applications and the planning appeal. It was agreed to delegate the planning application responses to the Clerk in liaison with Cllr C Green and Cllr N Barclay, based on the tabled draft response. It was agreed that the appeal response should also include a detailed heritage assessment and viability report so approval was given for liaison with relevant individuals. It was agreed to delegate the final appeal response to the Clerk in liaison with Cllr C Green and Cllr N Barclay. It was resolved to write to the Secretary of State via the local MP to request retrieval of this appeal, so that it can be considered as part of the whole planning submission, as this is an exceptional basis.

Cllr S Bruce requested that it be recorded that she had abstained from the above vote on the above resolution.

Cllr S Bruce took the Chair

14.15 PLANNING APPLICATIONS

The following planning applications were considered

- i. **14/05517/OUT - Outline application (landscaping reserved) for the erection of one detached dwelling; formation of vehicular access and installation of sewage treatment plant - Proposed Dwelling North Of Elstow House Kinnerley Shropshire**

RESOLVED to object to this planning application as it is contrary to the Kinnerley Parish Neighbourhood Plan and outside the development boundary. As such it is in open countryside, where new development is strictly controlled under policy CS5 of Shropshire Council's Core Strategy and only limited types of development, such as accommodation for essential countryside workers and other affordable housing, is permitted. This site is not identified in SAMDev for housing. The proposal fails to satisfy the three dimensions to sustainable development in the NPPF: economic, social and environmental. Given that Shropshire Council has a five year housing land supply, the scheme is not necessary to meet the County's housing development requirements or the community's needs in terms of health, social and cultural well-being. It also fails to accord with and therefore undermines the strategy for the location of housing. The development would extend into the countryside on the edge of the village and fails to protect or enhance the natural environment.

Cllr R Bright requested that it be minuted that he did not participate in this agenda item.

Cllr N Barclay requested that it be recorded that he had abstained from the vote on the above resolution.

Cllr S Quayle left the meeting and took no part in the next agenda item

- ii. 14/05574/FUL - Erection of single storey side extension to form kitchen/utility and day room - The Cottage Kinnerley Oswestry SY10 8DF**

RESOLVED that the Parish Council supports this planning application

Cllr S Quayle returned to the meeting.

- iii. 14/05727/FUL - Erection of an outbuilding following demolition of existing outbuildings - Montbretia Turfmoor Edgerley Kinnerley SY10 8EW**

RESOLVED that the Parish Council supports this planning application.

- iv. 14/05774/FUL - Application under Section 73a of the Town and Country Planning Act 1990 for the erection of 11No dwellings, landscaping and associated car parking (re-submission) - Proposed Residential Development to the Rear of Maesercroft Kinnerley Oswestry Shropshire SY10 8EQ**

RESOLVED that the Parish Council objects to this planning application. This application is premature as, we understand that, not all the other two bedroomed houses have been sold. There are concerns about additional traffic and the density of this estate. The Parish Council asked during the pre-application discussion that the road be widened in front of the plots 10 (and 11) but the developer has decided not to do this. This is visually a key plot on this estate and the Parish Council does not support this change.

- v. 15/00031/PMBPA - Application for prior approval under part 3, class MB of the town & country planning (general permitted development) (Amendment & consequential provisions) (England) order 2014 for the change of use from agricultural use to residential use of a barn - Barn South Of Kynaston House Kynaston Kinnerley Shropshire**

RESOLVED to register a holding objection with the planning officer until further information on the existing barn is available.

- vi. 14/05758/FUL - Conversion of traditional farm buildings into one dwelling with erection of triple garage with workshop and storage, installation of septic tank together with formation of new access - Treginford Farm Kynaston Kinnerley Shropshire SY10 8EF**

RESOLVED that the Parish Council supports this planning application.

15.15 FINANCE AND ACCOUNTS FOR PAYMENT

- a) **Receipts** – none
 - b) **Payments made before meeting** – none
 - c) **Payments for Approval**
 - i. Scottish Power – Street light energy - £106.97 – Chq no 10611
 - ii. Kinnerley Parish Hall – Room Hire - £60.00 – Chq no 10612
 - iii. Clerk’s Salary for January 2015 - £569.35 – Chq no 10613
- RESOLVED to APPROVE & AUTHORISE the above payments**

16.15 STREET LIGHT & GROUND MAINTENANCE CONTRACTS

It was agreed to defer this item to the next meeting as the information was not available.

17.15 BUDGET AND PRECEPT REQUEST FOR 2015/16

A budget recommendation, which had been circulated with the agenda, was considered. It was noted that Shropshire Council had advised that they would not be forwarding the Parish Council’s share of the Council Tax Support Grant for the next financial year which leaves the Parish Council with a shortfall.

RESOLVED to approve the budget and a precept of £21,000

18.15 CROSS KEYS ACTION COMMITTEE

A report from the recent public meeting was tabled and noted. The meeting considered the room hire cost of this meeting.

RESOLVED to pay the room hire fee of £20 on behalf of the Cross Keys Action Committee.

Cllr C Green requested that it be recorded that he had abstained from the vote on the above resolution.

19.15 NATIONAL GRID - MID WALES CONNECTION

Cllr C Green gave a verbal update which included information on the current formal pre-submission consultation response and a report from a public meeting held at Maesbrook was tabled and noted. A meeting of local Parish Councils with Cllr A Walpole and Ian Kilby, head of planning at Shropshire Council was due to take place the next day and it was noted that Cllr C Green, Cllr D Slaughter and the Clerk would attend this meeting.

20.15 HIGHWAYS – to be completed

The following was reported:

- i. Cllr A Lewis reported that bollards are missing on the bends in Maesbrook.
- ii. Cllr B Jones asked that the Parish Council writes to Highways about more work being done to improve the Royal Hill to Pentre road. It was agreed to request a multi-agency meeting to consider

improvements needed to Pentre and also the Quabbs. There are also three large potholes that need repairing.

- iii. Cllr R Bright reported that there is considerable mud on the road by Knockin Heath Business Park.
- iv. Cllr S Quayle reported complaints about residents parking on pavements around Lady Ida/Mountside. It was agreed to put a reminder in the Telescope.

The Clerk was asked to report the above.

21.15 CORRESPONDENCE

The following correspondence was received and NOTED

- i. Peter Herring – Chief Executive-Publication of Care Quality Commission report on the quality of care at The Shrewsbury and Telford Hospital NHS Trust
- ii. Shropshire Council -Connecting Shropshire update
- iii. SALC-SALC Conference and AGM - 9th February
- iv. Powys County Council-Powys Local Development Plan 2011- 2026 - Update at January 2015
- v. NHS Future Fit-Invite to present to a Parish Council meeting
- vi. SALC-Buckingham Palace Garden Party 2015 – nomination procedure
- vii. SALC-Community Health news – Dec 2014
- viii. Police Crime Commissioner-Newsletter – December 2014
- ix. West Mercia Police-Police Crime Commissioner Precept Consultation

Cllr R Bright left the meeting and took no part in the next agenda item.

22.15 PLANNING APPEALS

To consider responses to notification of the below appeal:

- i. **14/02977/OUT – Outline application for 3 no. dwellings to include means of access – Land at Sandyman, Kinnerley, SY10 8DS – Planning Inspectorate ref: APP/L3245/W/14/3000948**

RESOLVED to submit the Parish Council’s continuing objection to the Planning Inspectorate. It was agreed to delegate the written representation to the Clerk in liaison with Cllr C Green and Cllr N Barclay, based on previously agreed objections and the recent planning appeal decision at Dorrington.

23.15 DATE AND TIME OF NEXT MEETING

23rd February 2015 – Maesbrook Village Hall

The meeting closed at 9.25pm

Signed
Chair

Date