

Kinnerley Parish Council

Dear Councillor,

You are hereby summoned to attend the **Meeting of Kinnerley Parish Council** to take place on **23rd January 2023** at 7.00 pm in **Kinnerley Parish Hall**, in order to deal with the matters set out in the agenda below.

It may be necessary to restrict the number of members of the public at the meeting at any one time. Any member of the public wishing to attend the meeting should contact the Parish Clerk on Kinnerleyparishcouncil@gmail.com or 07866 494411

Ian Cruise-Taylor, Parish Clerk

Agenda

1. **Apologies for absence**
2. **Declarations of interest and dispensations** - To note declarations of interest and consider/grant any requests for dispensation
3. **Minutes of Council** – To approve the minutes of the Parish Council meeting held on 27th November 2022, for signature by the Chairman.
4. **Public participation session**
With respect to items on the agenda or of relevance to the Parish
5. **Parish matters**
 - a) **Report from Unitary Councillor** – Cllr Vince Hunt (Shropshire Council)
 - b) **Report from Clerk, to include action log** – To be taken as read
 - c) **Report back on any developments regarding flooding**
 - d) **Police report**
 - e) **To consider and determine a response** to the Shropshire Council draft tenancy strategy
 - f) **To report any Highways or other parish matters**
6. **Planning – see appendix A**
 - g) **Planning decisions for information**
 - h) **Planning applications/appeals for decision** - To consider and determine response(s)
7. **Financial Matters**
 - a) To note Receipts: £0
 - b) To approve Payments – see appendix B
 - c) To approve Bank Reconciliation see appendix B

- d) To consider and determine proposed budget for 2023-24 and precept requirement
- e) To consider further quote for play area resurfacing (see appendix C)
- f) Council to agree specification for grounds maintenance contract for 3 year period from 1st April 2023
- g) **CIL** – update circulated – Council to consider and agree next steps for larger, long term projects

- 8. **Items for consideration at the February meeting** – not for discussion or debate at this meeting
- 9. **Date and time of next meeting** – 27th February 2023, 7 p.m., MAESBROOK Village Hall

I.F. Cruise-Taylor
Parish Clerk

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:

[to be finalised]

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

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
		1,536.48
		2,795.64

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	<u>0.00</u>
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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>