

KINNERLEY PARISH COUNCIL
Meeting of the Council
Held at Kinnerley Parish Hall
At 7.00pm on Monday 27th November 2017

PRESENT

Cllr Nick Barclay (Chairman), Cllr Charles Green (Vice Chair), Cllr Sheila Bruce, Cllr Betton Cambridge, Cllr Mandy Chapman, Cllr Maurice Jones, Cllr Alan Lewis, Cllr James Peto, Cllr John Pinder, Cllr Sharon Quayle

IN ATTENDANCE

Four members of the public

CLERK

Ms Marian Giles

177.17 APOLOGIES FOR ABSENCE

Cllr Bill Jones (illness)

178.17 DECLARATIONS OF INTEREST AND DISPENSATIONS

a) No pecuniary interests were disclosed. Cllr Green disclosed that the planning application at 6b)i related to his neighbour and that he would abstain from voting in the circumstances.

b) No dispensations were required for this meeting.

179.17 MINUTES OF COUNCIL MEETING DATED 23rd OCTOBER 2017

The Minutes were submitted and circulated as read. Cllr Green requested that under minute 169.17 on Planning, under b) ii that the application be described as for an ordinary 'residential' house and not an 'affordable' one.

It was RESOLVED that that subject to the amendment described above, the minutes of the Council meeting held on 23rd October 2017 be approved and signed as a correct record of that meeting

178.17 PUBLIC PARTICIPATION SESSION

No members of the public requested the opportunity to speak.

179.17 PARISH MATTERS

a) REPORTS

Police

No report received.

Unitary Councillor

No report received.

b) FOOD VAN TRIAL

Mrs Wendy Ellis addressed the meeting. The trial was going well, with no complaints about noise, nuisance or litter. This was supported by Cllr Bruce, and by the Clerk, who had received no complaints, and one e-mail in support of the food van. After discussion, it was therefore **AGREED** to offer a 6 month extension on a 'rolling review' basis. Mrs Ellis requested a slight amendment to opening hours ie to 5pm to 7pm, and this was also **AGREED**.

c) WATER PRESSURE IN DOVASTON

Cllr Peto reported on recent difficulties with water pressure being experienced by houses in the Dovaston area of the Parish. Severn Trent has recently undertaken some work to relieve the problems on one house and is currently monitoring pressure levels. However, it was felt that a more pro-active plan was needed, particularly as additional

houses are added to the system. Cllr Peto **AGREED** to draft a letter which would be sent to Severn Trent on behalf of the Parish Council by the Clerk. It was further **AGREED** that impact on water pressure from additional housebuilding should be added in to the Place Plan Review response.

d) LEAF CLEARANCE ARRANGEMENTS

Standing Orders were suspended to allow a member of the public to speak. It was suggested by the speaker that the local Scouts Group might be a suitable solution to the leaf clearance issue for a donation. It was explained that this had been explored previously, and the task had proved too challenging for them.

Standing Orders were resumed.

The Parish Clerk suggested that one-off/seasonal leaf clearance should be added to the forthcoming re-tendering exercise for grounds maintenance more generally.

It was **AGREED** that on this occasion, the Clerk should accept the quotation from Greenfingers of £225 for half a days' work, as an extension to their existing contract.

e) RE-TENDERING OF GROUNDS MAINTENANCE CONTRACT

Parish Clerk would be organising a new tender exercise for grounds maintenance work for January. The existing contract technically ran out in February 2017. Clerk **AGREED** to forward a copy of the existing specification to councillors for their comments.

f) PHASING OUT OF SOX LAMPS

The Parish Clerk had circulated a list of the lights owned and maintained by the Parish Council, almost 100% of which were SOX lamps. It was **AGREED** that the Clerk should secure some indicative prices for the alternatives for the January meeting. Whilst it was noted that there was an opportunity to switch to LED lighting, the gains in terms of reducing power supply costs were marginal compared to the initial capital outlay. Councillors felt that a phased approach would most likely be necessary.

g) HIGHWAYS MATTERS

- i) A recent car accident/collision in Maesbrook was reported. Cause of accident unknown.
- ii) Parking outside the school opposite the turn for Argoed was reported as a concern. Clerk to ask PC Moth to investigate, and Cllr Bruce to drop in to school to raise the issue.
- iii) Parking opposite Dovaston Chapel on a Sunday was raised as a concern. Cllr Barclay to raise with the church.
- iv) Cllr Bruce raised the issue of what appeared to be a new entrance being made on to the main road from a field opposite Farm Hall in Edgerley area. Cllr Chapman was looking into the matter from a planning enforcement perspective. Cllr Cambridge provided clarification that this was not a new entrance, just a repositioning of the former entrance.

h) REPORT ANY OTHER IDENTIFIED PARISH MATTERS

- i) Cllr Quayle raised the issue of a new opening being created on to Church Lane by a house owner. Church Lane is unadopted but has a public right of way. Trees had been removed to create the opening, with the property clearly being within the Conservation Area. A piece on tree removal/works had been included in the parish bulletin for Telescope, and the relevant web page was being edited to make it clearer to residents what the implications of having a property within the Conservation Area were.
- ii) The Parish Clerk reported that activity from 'rampaging' moles in the churchyard was currently being actioned.

180.17 PLANNING

a) To receive details of planning applications/appeal decisions

- i. 17/01988/FUL – Orchard House, Dovaston - Application for erection of implement store and muck clamp
Decision: Permission Granted
- ii. 17/03229/FUL – Maesbrook House, Maesbrook - Erection of single story extension
Decision: Permission Granted

- iii. 17/02357/FUL – Pear Tree House, Dovaston - Erection of extension to office floor space/increase roof height to create second storey
Decision: Permission Granted
- iv. 17/00117/FUL – Proposed affordable dwelling to North of Maesbrook (resubmission)
Decision: Permission Granted

Two additional decisions had been notified since the agenda went out, ie:-

- v. 17/04894/LBC – Wernlas, Maesbrook – creation of first floor shower room
Decision: Permission Granted
- vi. 17/04337/OUT – Sandstone Cottage, Chapel Lane, Knockin Heath
Decision: Permission Granted.

Decisions were all duly **NOTED**.

b) Current planning applications/appeals for decision - To consider submitting comments and/or objections on the following:

It was proposed and AGREED to change the order of the agenda slightly to bring forward the three applications relating to dwellings on land South of Chapel Lane, Knockin Heath. Standing Orders were suspended to allow a member of the public to speak.

Justin Stevenson from Balfours distributed up to date revised drawings relating to the three plots, and summarised the changes that had been made to mitigate concerns raised from the original application.

Standing orders were RESUMED.

Cllr Barclay read out correspondence he had received from neighbours in relation to the amended drawings.

After a full discussion, and whilst acknowledging the work done to address concerns expressed when the applications were originally presented, councillors remained concerned about the overall impact of the scheme on the street scene, particularly in relation to Plot 2.

- i. **17/03446/FUL – Erection of one dwelling with detached double garage and formation of vehicular access (Plot 1). Land South of Chapel Lane, Knockin Heath. Reconsultation.**

RESOLVED (all in favour) to SUPPORT the amended application

- ii. **17/03447/FUL - Erection of one dwelling with detached double garage and formation of vehicular access (Plot 2). Land South of Chapel Lane, Knockin Heath. Reconsultation.**

RESOLVED to OBJECT (all in favour) and reiterate request for garage to be located to the rear of the house

- iii. **17/03448/FUL - Erection of one dwelling with detached double garage and formation of vehicular access (Plot 3). Land South of Chapel Lane, Knockin Heath. Reconsultation.**

RESOLVED (all in favour) to SUPPORT the amended application

- iv. **17/05019/FUL - Conversion of drift barn and cowshed to 2 No dwellings and alterations to existing vehicular access. Greenfields, Maesbrook.**

Councillors discussed the proposals and felt that they were a very desirable development and exactly the sort of barns that the legislation had in mind for conversion. It was noted that the barns had been

redundant for farming needs for some time and were becoming quite dilapidated. The plans were considered to be a sympathetic conversion which retained the essential vernacular look of the barns.

RESOLVED (all in favour with Cllr Green abstaining) to SUPPORT the application.

c) To consider any planning applications received after the agenda circulated

None received.

d) Update from CIL Working Party

(i) A final table of identified areas for CIL spend had been circulated with the papers for the meeting. This highlighted three priority projects ie:-

- **Priority One** being the creation of a 20mph zone with associated speed control measures in the 'school zone'
- **Priority Two** being road safety/speed reduction measures, including VAS, in the Maesbrook area
- **Priority Three** being a new priority system for the bridge on the road from Knockin

It was RESOLVED (unanimously) to submit the summary table to Shropshire Council with priorities as outlined.

(ii) The Clerk informed councillors that she had been in liaison with the Head of the school in relation to the review of the Place Plan by Shropshire Council.

Following discussion (and subject to any input from the school) it was **AGREED** to use the CIL priority work to form the basis of the review response, with the addition of comments on water pressure as discussed earlier in the meeting. Clerk to complete the review template with Chair to sign.

e) Shropshire Council Consultation on Preferred Options

(i) The draft formal response from the Working Party had been circulated with the papers and was summarised by Councillor Green. It was noted that Cllrs Barclay and Green were due to attend 2 related meetings with Shropshire Council.

It was RESOLVED (unanimously) that the submission should be fine-tuned by Cllrs Barclay and Green, and forwarded to the Clerk for onward submission to Shropshire Council by the consultation deadline.

(ii) It was further **AGREED** (with two abstentions, and one objection) that the Clerk should complete the CPRE template offering the Parish Council's support for their position on the proposed preferred options position from Shropshire Council.

181.17 FINANCE AND ACCOUNTS FOR PAYMENT

i) Receipts

None

ii) Payments Made before Meeting

None

iii) Payments for Approval

Highline Electrical £85.35

Clerk's salary for November £544.29

Clerk's Expenses for October £76.87

Lawrence Direct £16.46

iv) Invoices received after the Agenda has been sent out

Lawrence Direct £25.60

Clerk's expenses for November £57.90

RESOLVED that the above payments are APPROVED for payment and the bank signatories INSTRUCTED to sign the cheques

iv) 2018/2019 Budget Preparation

Councillors noted that an informal pre-meeting had been arranged between the Clerk, Chair and Vice Chair, in order to discuss likely increases required and work priorities for the Parish for 2018/19.

It was noted that the time had reached 9pm and it was therefore AGREED (unanimously) to SUSPEND standing orders to allow the meeting to conclude the agenda.

182.17 PROVISION OF COMMUNITY FUNDED DEFIBRILLATOR FROM AED DONATE

The Clerk outlined further difficulties that were being experienced in re-establishing the power supply to the telephone box which had mistakenly been disconnected by BT. She was hopeful that this would be resolved by BT and their supplier with no cost to the Parish. It was further noted that the paperwork completing the adoption of the box had been completed and returned duly signed by BT, and that the three defibrillators had been added to the insurance policy schedule at no extra cost.

183.17 REVIEW OF COUNCIL'S BUSINESS CONTINUITY PLAN

A review of the Parish Council's Business Continuity Plan had been carried out by the Clerk and a revised Plan was circulated at the meeting. The Clerk highlighted the main areas of change in relation to increased use of website, some adjustments to reflect employment policies, and the use of Cloud Hosting Service to back up electronic files. **The new Plan was duly NOTED by councillors and ACCEPTED.**

184.17 CORRESPONDENCE

The following correspondence was received and NOTED.

SALC	Information on Inspiring Rural Communities Together conference Request to support Healthwatch survey on Stressful Hospital Journeys Promotion/downloadable leaflet on Confide Service November Bulletin
NALC	Canvass for nominations to NALC Smaller Councils Committee
Zurich Insurance	Revisions to insurance schedule to include parish defibrillators
PCC	John Campion Newsletter October 2017
CAB	Invitation to AGM
Brake Road Safety	Newsletter November 2017
John Whitelegg	Letter canvassing information in relation to rural bus services in Shropshire
Powys Council	Notice of additional Renewable Energy Hearing Session 19
Oswestry Civic Society	Notice of Public Meeting on long term vision for Oswestry and surrounds on 25 th January at 7pm in Holy Trinity Church, Oswestry.

185.17 FEEDBACK ON MEETINGS ATTENDED

a) Town and Parish Council Forum Meeting, Friday 23rd November, Guildhall

Noted that Cllr Green had attended the meeting. At his request an item in relation to the 'Hierarchy of Settlements' had been included on the agenda.

186.17 DATE AND TIME OF NEXT MEETING

22nd January 2018 at Kinnerley Parish Hall at 7pm.

The Meeting closed at 9.20pm

Signed by Chair

Date