

Present – Councillors: S Burns, P Cordey, H Jones, S Lewis, D Mitcham, M Moseley,

Proper Officer: Lydia Bardsley

Also present: Members of the public: 22

Apologies: Cllr D Roberts, SC Cllr Duncan Borrowman, members of the public (2)

Meeting started: 7.30pm

KNOCKIN PARISH COUNCIL

EXTRA ORDINARY MEETING MINUTES 12TH DEC 2025

63/25 Apologies for Absence

In the absence of Cllr Roberts, Vice Chairman Cllr Burns took the Chair. Apologies had been received from Cllr Dave Roberts and SC Cllr Duncan Borrowman. These were **NOTED** by the Council.

64/25 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.

Cllrs Burns, Jones, and Moseley declared interests in agenda item 66/25a, planning application 25/04441/FUL, as landowners in the vicinity of/adjacent to the proposed development site.

- b) To consider any applications for dispensation.

Applications received from Cllrs Burns, Jones, and Moseley. After consideration of the public interest, and the need for the Council to be well informed of all aspects of the application, and for the meeting to be quorate, the Clerk approved the dispensation requests to allow Cllrs Burns, Jones, and Moseley to participate in agenda item 66/25a. Planning application.

Before the public participation item started, Cllr Burns gave a short PowerPoint presentation which clarified procedural matters for the meeting, what was known about the application proposals, and how comments should be submitted to SC. It was confirmed that the comments deadline for members of the public is now 1st January. The deadline for the PC is 7th January 2026.

65/25 Public Participation

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

The Chairman invited comments from residents, who raised the following points of concern re. agenda item 66/25a, planning application 25/04441/FUL. Comments received over email were also shared. All comments have been summarised below, including a count of members of the public who supported the matter being raised.

- a) Highways safety and traffic (*21 in support*).
 - Development will exacerbate traffic on B4396. During a recent police speed check in Knockin one third of vehicles were submitted for prosecution for excessive speeding. Additional vehicles, especially during peak times (school run, commuting, etc.) will worsen risk of vehicle conflict and present major safety risk for pedestrians, cyclists, wheelchairs, pushchairs, etc. Development of Old Post Office site opposite will create a crossroads and exacerbate risk of highways conflict.
 - Bradford Drive - Narrow width of access road to development site (only 5m) is not wide enough for residential or construction traffic to pass safely; large vehicles will need to mount private land to get tight

round bends on Bradford Drive. It is believed that both Knight's Grove and Bradford Drive are unadopted and that frontage owners can restrict access to development and construction vehicles.

- No streetlighting – Knight's Grove and Bradford Drive are pitch black during hours of darkness. Another 40+ cars will increase risk of accidents.
- b) Environmental impact– 64% of land to be developed will be destroyed, negative impact on biodiversity. (8 in support.)
- c) Noise and disturbance – Impact on neighbouring properties of noise from sub-station and construction traffic. No noise assessment in proposals.
- d) Flooding (16 in support).
 - Inaccuracies, inconsistencies (e.g. flow rates of surface water pumping), and gaps in Flood Risk Assessment and Drainage report. Land is effectively on a flood plain, reports don't reflect reality of frequent flooding or take into account Weir Brook (overflows northern section of site). Flood mitigation proposals insufficient and not reassuring.
 - Weir Brook has not been modelled. Water would be inside houses in plots 6 and 7. Full modelling of land is a legal requirement of NPPF to investigate why the land floods, how to prevent flooding, and how to ensure it doesn't cause flooding elsewhere (contrary to NPPF).
- e) Sewage (22 in support)
 - Development will exacerbate existing infrastructure capacity and function issues of sewage treatment plant and pumping station (e.g. Church Lane sewage smell). Between 2021-24, sewage discharged 236 times into Weir Brook. STW planned upgrades in 2030 but no capacity currently to build more houses until sewage improvements installed. Works needs to be doubled to reach acceptable standard as required by legislation. Need 3-party agreement setting out conditions of planning consent to require improvements and require STW to implement improvements.
 - Detrimental impact on riverine environment of Weir Brook, downstream, and lower Severn catchment area. River Wye example of salmon decrease.
- f) Overhead cables.
 - Will need to be put underground. Need assurance that wayleaves from field landowners have been given before permission granted on grounds of safety.
- g) Doctor surgery capacity (10 support)
- h) Pressure on local schools and nurseries
- i) Power cuts
- j) Protecting local environment – pollution from extra vehicles (8 in support)

Further comments:

- Microphone suggested for future meetings.
- Members of the public asked whether PC taking a more balanced view to development means planning responses might be likely to be taken seriously, i.e. Is it worth accepting that some development is going to happen. PC's experience with Bradford Estate is that they don't often listen to requests to amend proposals, with exception of reducing this proposal from 25 down to 18 houses.

The Chairman thanked everyone for their participation. The majority of members of the public left the meeting at 20.28

66/25 Planning

- a) To consider planning applications and agree comments
- I. Address: [Land North East Of Bradford Drive, Knockin, ref: 25/04441/FUL](#)
Proposal: Erection of 18no dwellings (including 2no affordable) and all associated works
Comments deadline: 24.12.2025

After discussion it was **RESOLVED** to OBJECT with the following comments:

- PC not against housing in Knockin in principle, but does not believe it is prudent planning to develop this site.

- Mention other concerns but focus of comment will be on 3 main concerns: Flooding, sewage, and highways safety.
- Highways Safety – Bradford Drive access road width, should be 5.5m wide for safe 2-way passage. No streetlights. Access & egress concerns (additional vehicles emerging onto main road). Significant speeding problem on B4396. No school so will be additional trips needed for school run to and from Kinnerley.
- Flooding (surface water run-off, existing flooding of land). Insist full flood modelling completed. Not convinced by Flood reports and that mitigation efforts won't cause flooding.
- Sewage capacity – Knockin pumping station and water treatment works already over capacity. Environmental impact of sewage discharges into water courses.
- Site is not considered sustainable for development.
- Noise assessment required (sub-station).

67/25 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.***

Nothing raised.

68/25 Date and Time of Next Meeting

To note/agree the date and time of the next meeting.

It was **RESOLVED** that the next Council meeting will be: Tuesday 13th January 2026 at 7.30pm

There being no further business, the Chairman closed the meeting at: 20:57