

Present – Councillors: S Burns (Vice Chair), P Cordey, H Jones, D Mitcham, D Roberts (Chair).

Absent: Cllr M Moseley, and Cllr S Lewis (apologies received after the meeting)

Proper Officer: Lydia Bardsley

Also present: Members of the public: 15

Apologies: SC Cllr Duncan Borrowman

Meeting started: 7.36pm

KNOCKIN PARISH COUNCIL

EXTRA ORDINARY MEETING MINUTES 16th MARCH 2026

105/25 Apologies for Absence

Apologies had been received from SC Cllr Duncan Borrowman. These were **NOTED** by the Council.

106/25 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 Roberts declared interests in agenda item 108/25a, planning application 25/04441/FUL (RE-CONSULTATION), as landowners in the vicinity of/adjacent to the proposed development site.

- b) To consider any applications for dispensation.

Applications for dispensation were received from Cllrs Burns, Jones, and Roberts. 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 Roberts to participate in agenda item 66/25a. Planning application.

It was confirmed that the comments deadline for members of the public is 18.03.2026. The deadline for the Parish Council is 31st March 2026.

107/25 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 108/25a, planning application 25/04441/FUL. All comments have been summarised below.

- a) Flooding
 - Floor levels have been raised on some houses but gardens will still be under water.
 - Berry's response to Meverley Drainage Report stated houses will be moved 5m further away from brook on east side, but no apparent changes in new drawings.
- b) Environmental impact
 - Changes in revised application do nothing to alleviate excess foul water discharges
 - Severn Trent Water comment – States no plans to invest in village infrastructure which contradicts public website commitment for plans to invest by 20230. Tri-partite agreement still necessary to ensure matter is dealt with via planning condition, so it doesn't get passed onto Severn Trent Water.
- c) Highways safety and traffic
 - Adopting roads delay in SC – 15 years. Construction could cause damage to road which is currently unadopted.
 - 20 mph speed limit on Bradford Drive – meaningless proposal, as no one can drive that speed safely anyway, and it doesn't address concerns about geometry of bends on street.
 - Revised application has not addressed width restriction of Bradford Drive.

- Construction working hours (7.30am-6pm) weekdays will mean lorries during school run time and increased safety risk.
- d) Possibility of ransom strip at end of Bradford Drive – Shingler may have a right of way or may want to be the developer.
- e) Sewage
- Proposed drainage – Need to confer with neighbours and other landowners about pipe installation.
 - WSP objection (in response to original application) states land is not suitable for development
- f) Brick retaining wall
- Proposed materials and boundary (plan A105) appears to show addition of new red brick retaining wall around entirety of site, but no measurements or explanation of purpose anywhere else in revised application. May be an admission of flood risk, but could also impact flooding elsewhere.
 - Negative impact on visual amenity. Won't blend in with surrounding landscape, not in keeping with conservation area.
- g) Changes are mostly cosmetic/minor, e.g. dropped kerbs, landscaping. One 2-bed house will become 3-bed to meet social housing requirement.

The Chairman thanked everyone for their participation. A large number of members of the public left the meeting at 20:25.

108/25 Planning

- a) To consider planning applications and agree comments
- i. Address: [Proposed Residential Development Land North East Of Bradford Drive Knockin, ref: 25/04441/FUL – RE-CONSULTATION](#)
Proposal: Erection of 18no dwellings (including 2no affordable) and all associated works
Comments deadline: Public: 18.03.2026 (TBC), Parish Council: 31.03.2026

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

- Cllrs don't feel concerns raised in PC's previous comment have been sufficiently addressed in revised application.
- Access issues (width of Bradford Drive) not addressed and new drawings clearly show large vehicles will need to use middle of the road.
- Flooding issues - not addressed.
- Sewage issues – not addressed. STW have admitted that current system is inadequate but make no commitment to invest in new infrastructure to address existing lack of capacity.

109/25 Proposed Highways Order: WM/S247/6227 – Land north of Church Lane, Knockin

- a) Council to consider proposal for stopping up and diversion of highway and agree comment (deadline: midnight 15.04.2026)

It was **NOTED** that this proposed diversion only applies if planning application 25/04441/FUL is granted permission and is developed. PC has no grounds for objection, but it seems premature to consider this proposal in the context of the undecided planning application, and Cllrs queried the timing of the consultation. After consideration, it was **RESOLVED** to submit a neutral comment with the above comments.

110/25 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.

111/25 Date and Time of Next Meeting

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

As per the Council meeting on 10.03.2026, it was **AGREED** that the next Council meeting will be the Annual Council meeting and will be held on: Tuesday 12th May 2026 at 7.30pm.

There being no further business, the Chairman closed the meeting at: 20.35