

HODNET PARISH COUNCIL

Minutes of Parish Council Meeting held in Lyon Hall, Hodnet
on Thursday 02 August 2012

Present ; Councillors Mr J Powell (Chairman), Mr D Hodge, Mr H Trevor, Mr J Parker, Mr R Downes, Mr M Morgan, Mr N Newitt, Mrs A Taylor, Mr R Underwood, Unitary Councillor Mrs K Calder and Mrs M Rees (Clerk).

Apologies Councillors Mr A Cope, Mrs R Revel

Minutes of the Parish Council Meeting held on Thursday 28th June 2012

Councillor Morgan proposed the minutes be signed as a true record of proceedings seconded by Councillor Hodge and all agreed.

Minutes of the Extraordinary Parish Council Meeting held on 13th July 2012

Councillor Morgan proposed the minutes be signed as a true record of proceedings seconded by Councillor Hodge and all agreed.

Minutes of the Open Public Meeting held on 13th July 2012

Councillor Morgan proposed the minutes be signed as a true record of proceedings seconded by Councillor Hodge and all agreed

24. Former Auction Yard, Station Road

Further to Mr Finney's presentation to the Parish Council at the last Parish Meeting, he has sent in draft preliminary drawings. The proposed scheme mix is for 13 houses, 2 Bungalows and 4 Flats with a mixture of affordable rental and shared ownership. We have been advised today by Mr Adrian Regan (Group Head of Development Shropshire Housing) that Shropshire Housing are looking to submit a Planning Application in September. Shropshire Housing is keen to work closely with the Parish Council and have suggested both a Public Consultation Meeting and a Meeting with Parish Council to progress the application. Following a discussion the Councillors agreed that a Public Consultation Meeting should be held first, this meeting to be run by Shropshire Housing with Parish Councillors in attendance to pick up observations and feedback from the general public. To allow for holiday commitments and availability of the Lyon Hall - Friday 14th September is the preferred date. The Scheme would then be discussed at the next Parish Council Meeting (20th September) when the Parish Council comments would be formulated taking into account views received from the Public Meeting. The Clerk was asked to liaise with Shropshire Housing Group make the arrangements.

25. Local Joint Committee Report

Councillor Hodge gave a report of the LJC Meeting 20th June 2012

See Appdx 1

Note :- The next LJC Meeting is at the Lyon Hall on 10th October 2012 at 7.00pm

26. Former Goods Yard, Station Road

Councillor Trevor has received many telephone calls and visits from Parishioners regarding this site. It would appear that Mr Stevens and his family have left the site for the summer and have been replaced by the Price family who have 9 children. Planning conditions allowed for 'visitors' to the site but as the Price children have now enrolled in the local school – this would seem to be more than just a visit.

The Utility Block has yet to be built and mains electricity has yet to be connected

Piles of rubbish have been left outside the Council bins overflowing and several black bin bags. Scavenging animals have exacerbated the problem, fortunately Refuse Collectors seem to have overlooked their normal rules and have removed all the rubbish.

The neighbouring farmer has complained about children running through his crops and Councillor Trevor has reported to the Police that dogs from the site have been worrying his sheep.

Councillor Morgan proposed that the Parish Council write to Shropshire Planning outlining these problems and requesting remedial action – seconded by Councillor Trevor all agreed.

27. Jubilee Mugs

The Clerk advised that there are only 7 Jubilee Mugs left to be sold. Councillor Morgan admonished the Parish Council that they had not thanked Mrs Janice Parker for all her hard work in organising the Hodnet Jubilee Event. The Clerk was instructed to write to Mrs Parker.

28. Planning

Planning Applications

Ref 12/02775/FUL – Change of use of land to extend residential curtilages erection of garages and stores and provision of drainage systems in association with planning application 10/02936FUL granted on 19.11.10- **Supported**

Ref 12/02723/MAW- Change of use of agricultural land to allow for the extension of the operational area of the sewage treatment works to the south, east and west; the installation of 1 No. Motor Control Centre (MCC) kiosk and 1 No. reed bed; alterations to the road layout within the site; erection of security fencing; and associated landscaping- **Supported**

Ref 12/02961/DIS - Discharge of planning condition 3 4 5 6 7 and 8 ref: 11/05197/FUL - Application under Section 73a of the Town & Country Planning Act for the change of use of land for the stationing of one mobile home and one touring caravan for residential occupation with associated development to include utility block and septic tank to enable the use of the site as a single gypsy-traveller site. | Former Goods Yard Station Road Hodnet Shropshire .**No Comments Accepted**

Ref 12/03075/FUL - Erection of two-storey extension to east elevation, Green Hurst Farm Wood Lane Marchamley Wood Shrewsbury Shropshire SY4 5LH - **Supported**
Proposed by Councillor Morgan, Seconded by Councillor Powell all agreed

Ref 12/03224/TCA – Crown reduction of 2 metres to 5 Sycamore trees, 1 Silver Birch tree and 1 Leylandii tree within Marchamley conservation area – The Old Manor House, School Lane, Marchamley, Shropshire- **Supported**
Proposed by Councillor Morgan, Seconded by Councillor Powell all agreed

Determination of Planning Applications

Ref 12/02375/TCA - To fell three Conifers, one Sycamore and one Eucalyptus within Hodnet Conservation Area, 4 Shrewsbury Street Hodnet Shropshire TF9 3NP- **No Objection**

Ref 12/01392/FUL Construction of tower for the storage of slurry, The Vale Farm Wood Lane Marchamley Wood Shrewsbury Shropshire SY4 5LH – **Permission Granted**

Ref 12/00315/VAR- Station Yard Station Road Hodnet Market Drayton Shropshire TF9 3JD- Variation of conditions 6 (outside storage), 7 (personal) and 8 (outside maintenance) attached to PP. NS/90/01146/FUL to allow the site to be used for general vehicle repairs and maintenance by any person together with associated outside storage- **Part Refused (variation of Conditions 6 & 8) Part Granted (Variation of condition 7)**

29. Accounts

Expenditure	Chq No	
Playsafety Ltd	1671	104.40
Lyon Hall 18/6 28/6	1672	36.00
NPower	1673	1191.97
Mrs L Mackie	1674	200.00

Receipts		
SC Wood Land Jubilee Event		200.00
Interest		2.17

Total Balances at Bank as at 2nd August £15479.86

Payment of accounts proposed by Councillor Morgan Seconded by Councillor Newitt all agreed

30. Correspondence

E Mails – Richard Finney / Adrian Regan – Shropshire Housing Group
SC- Review of Shropshire Council Speed Management Policies
SC – Wollerton Single Plot Exception Site
SC- Place Plan Review – September
SC- Changes to Shropshire’s Planning Policies for housing
Play Area Safety Inspection Report
Letter - Whitchurch Town Council – Sensory Garden Project
Copy Letter to Shropshire Planning – Peter Richards & Co
Email – Mr S Constable re Squirrel Inn
Email – PC Sturland
Clerks & Council Direct
Email – copy correspondence from Mr E B McCall to Shropshire Planning

Matters Arising from Correspondence

a) Changes to Shropshire’s Planning Policies

Shropshire Council has requested feedback on the operation of SPD since its adoption in March 2011. The Parish Council made the following observations

- Changes to the rules for new agricultural workers dwellings – the Parish Council feel that the restriction to 100 sqm is too small
- Changes to Affordable Housing – The Parish Council feels that the minimum scale for 3 bedroom affordable house should be 87sqm in line with The Greater London Authority adopted scale for a two storey house, 3 bedroom and 4 person bedspace for public and private financed homes.

The Clerk will advise Shropshire Policy Team accordingly

b) Playsafety Inspection Report

A Meeting of the Recreation Ground Committee will take place on Friday 10th August at 6pm to go through the Report. The Clerk will ask Mr P Wellings to attend if convenient.

c) Whitchurch Town Council – Sensory Garden Project

As all charitable donations have been sanctioned for this financial year the request for funds from Whitchurch Town Council will be deferred to next year

Any Other Business

Unitary Councillor Calder has been approached by Shropshire Council about a proposed single plot exception site in Peplow. As there is no defined development area for Peplow it falls to the Local Member to make the decision as to whether the site suitable and or part of an existing settlement. Councillor Calder would like the Parish Council Planning Committee view on this matter and therefore they will undertake a site visit on Friday 10th August 2012

There being no further business the Chairman closed the meeting at 9.15pm

