

HODNET PARISH COUNCIL

Minutes of the Parish Council meeting held in the Lyon Memorial Hall, Hodnet
on Tuesday 20th October 2009

Present: Councillors Mr M. Morgan (Chairman), Mr J. Powell (Vice-chairman), Mr N. Newitt, Mr R. Underwood, Mr J. Parker and Mr R. Downes, Mr D. Hodge, Mr P. Perry and Mrs R. Revel
Also present was a member of the press and Mr S. Howell-Jones (Clerk).

Apologies: Councillors Mrs A. Taylor and Mr A. Cope

114. Minutes of the Parish Council meeting held on Tuesday 18th October 2009

Councillor Underwood proposed the minutes be signed as a true record of proceedings, seconded by Councillor Powell and all agreed, subject to an amendments in Item 96. The name Lucy Roberts should read Lucy McFarlane.

115. Access to the Wetlands from Wollerton - Item 96

The Clerk advised that SC had confirmed receipt of the application to add a public footpath in Wollerton and Lucy McFarlane was the officer dealing with the matter and would keep the Parish Council informed of any progress. He also advised that Savills had confirmed Oxford University Chest had no claim of ownership to the land known as Cow Lane. Councillor Underwood advised that one of the signatories to a 'User Statement' had recently passed away.

116. State of Roads - Item 97

The members were advised that Long Lane, Marchamley was in a poor state, with lying water, mud and some potholes. Councillor Powell reported that there were several deep potholes in Green Wedge Lane and the Nurseries in Marchamley. Councillor Parker reported a deep pothole behind The Lyon Hall in Abbots Way. Clerk to advise Shropshire Council.

117. Street Lighting at Top of Hodnet Village - Item 98

The Clerk advised that the street light was now installed and fully operational. He further advised that the old lamp post would be removed by V & W Electrics in the very near future.

118. Public Transport to Telford - Item 99

The Clerk read a letter from Shropshire Councils' Head of Transport advising that the diversion of route 342 through Wollerton and the top of Hodnet, suggested by the Parish Council, had been fully investigated with the bus operator, who had stated they could include the diversion, but at a cost of £25 per day (£7000 per year). With severe restrictions on budgets, Shropshire Council advised they could not introduce the proposed diversion on financial grounds.

119. Bean Bank, Wollerton - State of Road Surface - Item 100

The Clerk advised he would be writing to Meres & Mosses again, in January 2010.

- 120. Parking outside Hodnet Primary School - Item 101**
Following a meeting with the headmistress of Hodnet Primary School on 26th October, the plans, as suggested by Shropshire Council, were left with the school, for the governors, PTA, and parents to have an input into any proposals.
- 121. Traffic Accident at Lyon Hall - 18/07/2009 - Item 102**
The Clerk advised that all repairs and reinstatement work had been concluded. The accounts had been forwarded to Fortis Insurance and reimbursement was expected in the near future.
- 122. Gateway for Wollerton - Item 103**
Councillor Underwood stated he had received an E-mail from Alice Dilley (SC) advising that £20,000 was available for further traffic safety measures, and Mouchel had been asked to draw up proposals. He also advised that he had put forward suggestions with regard to the width of the carriageway, high speeds and a possible 'Gateway' to Wollerton. Mrs Dilley had replied by saying that all the suggestions would be considered, but for a 'Gateway' to be practical, it would be better if the Wollerton name plate signs could be relocated to the new 30mph sign location and co-locate these into a new Gateway sign. This was proposed by Councillor Underwood, seconded by Councillor Powell and all agreed.
- 123. Hodnet Social Club Rent Review - Item 104**
The Clerk advised he had sent reminders to the Social Club and Hodnet Medical Centre, but to date had not received any payments. He asked Councillor Perry if he would expedite matters with the Social Club, whilst the Clerk would press the Medical Centre for immediate payment of the Wayleave.
- 124. Street Light Numbering - Item 107**
The Clerk stated that he had been in consultation with the V & W Electrics' engineer and agreed the type of material to be used for the renumbering of all street lights in Marchamley, Wollerton and Hodnet. The renumbering work would be conducted while cleaning of all street light 'globes' was undertaken. The work to be carried out in stages, following new street light maps being drawn up by the Clerk and all costs being approved by the Parish Council.
- 125. Salary Reviews - Item 108**
After due discussion, and in the absence of the Clerk, the members decided that the rate for the part time maintenance staff should be increased by £1.00 per hour to £7.50 and the Clerks salary would be increased to £4500.00 per annum, with a 5p per mile increase to his motoring expenses. Lyon Hall car park expenses would be increased by £25 per half year. All increases to take effect from 1st January 2010.
- 126. Parish Plan - Item 109**
Councillor Morgan advised that a full version of the Parish Plan would be available and the cost of printing would come out of the remaining Parish Plan funds. He further advised that a meeting of all potential volunteers would be called for in the new year.
- 127. Local Police Mail Boxes - Item 110**
Following approval of the Mail Box, P.C. Mick Sturland had now asked if the Parish Council could fund the cost of a weather and vandal proof sign for putting on the proposed mailbox. The cost was £13.50, which was approved by the members.
- 128. Adoption of Telephone Boxes in Hodnet and Marchamley - Item 113a**
The Clerk advised he had received written assurances from Shropshire Council that any efforts by BT to remove existing kiosks would be strongly resisted. A further letter from Ofcom had also iterated that if 'adoption' of any kiosk was not requested, the telephony

would remain in place and any proposed removal would be subject to consultation with all interested parties. In light of this information, the Clerk was asked to invite BT to clean the existing kiosks, as they were in a poor state of maintenance and in a conservation area.

129. Land Registry - Voluntary Registering of Parish Council Property

Having received a 'Guide for Town and Parish Councils', on the benefits of registering property, the Clerk advised that that the Recreation Ground, Dog Pound and Cattle Pound in Wollerton, all came under the heading of Council Property. After due discussion on potential costs of registration, Councillor Hodge proposed that the matter be investigated further. This was seconded by Councillor Powell and all agreed.

130. Determination of Planning Applications

Ref: No. 09/01677/FUL - Erection of two storey extension to side following demolition of existing single storey extension at Cob Cottage, Marchamley, Shrewsbury. **Full Planning Permission Granted.**

Ref: No. 09/02841/FUL - Erection of two storey extension at Ashleigh, 14 Station Road, Hodnet, Market Drayton. **Full Planning Permission Granted.**

131. Planning Applications

Ref: No. 09/02983/FUL - Alterations and extensions including raising of roof structure to provide first floor living accommodation, erection of a sun room, replacement of flat roof over garage with a pitched roof and associated external works at 4 School Lane, Marchamley, Shrewsbury. *The members felt that the height of the roof line was too high compared to the adjoining properties.*

Ref: No. 09/03052/FUL - Erection of temporary seasonal rearing pens and outdoor runs; erection of maintenance/storage shed; formation of access track to include change of use of land at Lostford Lane, Wollerton, Market Drayton.

This Planning Application is little changed from the previous one and is still factually incorrect, as shown below:-

Point 3 Building work has started.

8 Questionable.

10 Roof sheets are light grey, (almost white from a distance) and pens are timber coloured.

11 Well in excess of four vehicles.

13 Various parts of the development are within 20 metres of water.

14 There are protected species on land - see various reports.

15 Existing use is game bird rearing.

16 There are trees and hedges on the site.

17 Bird manure, litter and dead birds?

18 The site is used for residential use. Two caravans are currently occupied.

20 There are up to 18 employees

21 The site is in use 24 per day during the rearing season.

The comments raised with the original application (Ref: No. 09/70036/FUL) are still applicable and I enclose those comments as part of this constructive objection.

This planning application represents a huge departure from the land's previous use. The work on the site seriously affects the amenity of the adjacent properties, and is visible from higher ground on Wood Lane, Wollerton. There has been no attempt to disguise the rearing pens using coloured roofing, and the proposed 36m x 18m (120 x 60 feet) storage building will have a further detrimental impact on the landscape. The heavy soil type is not

suitable for this enterprise. The ground is heavily rutted from the use of heavy machinery, and there is a serious run-off of silty effluent from one field into a neighbour's ditch. This type of damage to the soil structure would be contrary to the required cross-compliance rules were this still in agricultural use. The site access is from a narrow by-road, and the volume and speed of traffic to and from the site is a worry to the local residents. There is a three mile stretch of largely single track road between the game farm site and the owner's other sites at Sandford and Lower Heath, therefore there has been a substantial increase in traffic during the summer months of production and marketing game poult. Several properties adjoin the site and its access, and the owners have complaints and concerns over the volume of traffic movements, its speed, and noise from the early morning, unpleasant smell and effluent discharge, and infestation of flies. Many of the statements made on the planning application in March 2009 seem to be incorrect; e.g. work has already started, neighbours were not consulted, vehicle parking far exceeds the stated 4 places, trees and hedges are obviously affected, there are up to 18 employees, and the site can be seen from a public road.

Having read the new document accompanying the application, 'Assessment of Pheasant Rearing Site' by Dr. Graham Scott, BSc, PhD, the members raise the following points:-

Dr. Scott is obviously well qualified on the subject of intensive indoor poultry production. According to the Harper Adams website he has no published material on game bird rearing.

His report appears to the reader as rather biased, and his discussion of problems associated with the site, played down. His only visit to the site was on 4th October 2009, which was at the end of the longest dry spell of the year, and when no birds were present. Many of his comments were as reported by the applicant.

A good deal of Dr. Scott's report refers to such issues as Planning Guidelines, Road Traffic Levels, Wildlife Habitat, Rare Species, etc. which may be outside his range of expertise. He makes several statements which are not supported by this Council or the local residents. There appears to have been little or no improvements to the ponds and ditches. Indeed, the ditch that was polluted with effluent from the duck pen is still silted up. He states the impact on the land as 'a positive benefit to the local environment'. This is categorically not the case on the occasions the Parish Council members have visited the site, which at present is heavily damaged by machinery. Hodnet Parish Council refute the suggestion that the development has no impact on the local environment. The site is visible from a wide area, from Wood Lane in Wollerton, as far as Marchamley, and the building of the large storage and maintenance shed will add to this and be very visible on the skyline, from the Tern Hill end of the Hodnet Bypass.

Dr. Scott goes to great length to refute the possibility of a fly problem, but with no means of verification, as the fly season was over when he visited the site. Hodnet Parish Council accept the statements of locals that there has been a serious fly problem during the rearing season.

The conclusion of the report states, 'The site is well presented and operated'. The site, at the time of the visit by Hodnet Parish Council in August 2009, did not give this impression and the current situation is considerably worse.

The report also states, 'The complaints and comments made during the previous application have been made through a clear misunderstanding of this type of operation'. The Parish Council take issue with this erroneous statement. The local residents are all country people and are well aware of the need for country business. There are serious flaws with the operation of this game bird rearing enterprise, from traffic and noise, to pollution, smell and flies. The one reference Dr. Scott has NOT made, is to the soil type. This is because it is

impossible to deny that this business is on the wrong site. The heavy clay soil is impermeable; even with the drainage installed, it will always be too wet for anything other than grazing animals.

Hodnet Parish Council has no reason to alter its previous recommendation to refuse this application. (This report was compiled by Councillor John Powell)

Ref: No. 09/03156/FUL - Erection of two storey extension to side elevation and porch to front elevation at 12, The Crescent, Station Road, Hodnet, Market Drayton. **No comment.**

Ref: No. 09/03271/AGR - Prior notification for the erection of a silo for winter forage storage at New House Farm, Marchamley, Shrewsbury. **No comment.**

Ref: No. 09/70036/FUL - Cheshire Game Supplies - **An appeal has been submitted** to the Planning Inspectorate. Any further comments or amendments to existing comments must be sent by 8th January 2010, quoting **Appeal Ref: No. APP/L3245/A/09/2117549/NWF.**

The question was raised as to why 'the grounds for appeal are not readily sent to Councils, but are only available at the Planning Offices in Wem. The Clerk was asked to obtain a copy prior to the appeal deadline on 8th January 2010.

The Clerk read an E-mail from Mrs Tellwright, requesting that the Parish Council write to the Appeal Panel, reinforcing its objection to the original application.

132. **Accounts - Expenditure**

Lyon Memorial Fund - Room Hire 20/10/2009	£16.00
V & W Electrics - Street Light Maintenance for September 2009	£123.47
Timberlink Ltd - Hardwood Chippings for Playground Area	£57.20
J. McDonald - Remembrance Day Poppy Wreath	£15.00
Society of Local Council Clerks - Annual Membership Fee Renewal	£82.00
V&W Electrics Ltd - Replacement Light Church Street, Hodnet -	£2470.56
Mr C. France - Lyon Hall Car Park/War Memorial Maintenance for 2009	£120.25
V&W Electrics Ltd - Repairs to Street Light Damaged by Vehicle Impact	£199.41
V&W Electrics Ltd - Street Light Maintenance for October 2009	£214.26
Post Box Shop Ltd - Mail Box for West Mercia Constabulary - (P.C. Sturland)	£25.90
C.B. Signs - For West Mercia Constabulary - (P.C. Sturland) PROVISIONAL	£13.50
S.Howell-Jones - Salary from 01/10/2009 - 31/12/2009	£789.09
H.M. Revenue & Customs - PAYE from 05/12/2009 - 05/01/2010	£85.91
K.G. Landscaping - Maintenance of Recreation Ground for 2009 - 14 cuts	£1127.00
Howard Trevor - Repair to Lyon Hall Entrance Column & Reinstatement of Stonework	£640.00
S. Howell-Jones - General Expenses and Mileage Allowance from 18/09/09 - 10/12/09	£165.44

Accounts - Income

H.M. Customs & Excise - VAT Repayment - 01/04/2009 - 30/09/2009	£383.79
---	---------

Payment of accounts was proposed by Councillor Hodge, seconded by Councillor Newitt and all agreed.

It was requested by members that a running balance of funds be provided on the agenda of all future Parish Council meetings.

133. **Correspondence**

SC - Speed Management Strategy - Urban and Rural Speed Limit Policy
SC - Standards in Local Government - Role and Purpose of the Standards Committee
SC - Local Bus Service - Market Drayton to Whitchurch - Removal of Subsidy
Marie Curie Cancer Care - North Wales & Shropshire - Appeal for Funding
Telford & Wrekin Council - Maintenance Scheme for A41 between Newport and Hinstock
Hope House Children's Hospices - Appeal for Funding

Shropshire Partnership Access to Information and Draft Strategy for 2010/2020
Telford & Wrekin Council - Local Development Scheme & Strategic Housing Land Availability Assessment

SC - Maintaining High Quality Education Provision - Managing the Local Context

SC - Local Joint Committee Meeting - 16/12/2009 - Lyon Memorial Hall, Hodnet, - 7.00pm

SC - Rural Community Engagement through Community Strategy and Core Strategy

SC - Electoral Changes to Parish & Town Council Elections

SC - Code of Conduct - Register of Members' Interests

SC - Notes of the Market Drayton and Rural Areas LJC Meeting held on 17/09/2009

134. Matters Arising from Correspondence

a) SC - Local Bus Service - Market Drayton to Whitchurch - Removal of Subsidy

In light of the impending closure of this service and the prospect of money being saved, the Clerk was asked to write to Mr Withington, Head of Transport (SC), and ask him to reconsider the decision not to divert route 342.

b) LJC Meeting - 16/12/2009 - Lyon Memorial Hall, Hodnet - 7.00pm

Councillor Underwood advised he would be attending as representative of the Parish Council. He asked the Clerk to distribute leaflets inviting the public to the meeting. Councillor Parker also advised he would be attending.

c) Electoral Changes to Parish & Town Council Elections

The Clerk informed members that as a result of a telephone conversation with the Electoral Office at Shropshire Council, he had learned that the election date for Parish & Town Councils had been moved from 2010 to 2013, to coincide with elections for the new Unitary Council. This information should have been sent in February 2009, but Hodnet Parish Council appeared to be omitted. Written confirmation of the changes has now been received.

c) E-mail Request to Conduct Maintenance Work on the Rec. Ground Cycle Track

The request, put in by an enthusiastic 12 old trail biker, is to be considered, but it was suggested the boy 'Ken' get in touch with Councillor Morgan to arrange a meeting, possibly with his parents, to discuss the matter further. Clerk to arrange.

There being no further business to discuss, the Chairman closed the meeting at 8.58pm