

HODNET PARISH COUNCIL

Minutes of Parish Council Meeting held in Lyon Hall, Hodnet
on Thursday 10 January 2013

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

Apologies - Councillors Mrs R Revell and Mr H Trevor

Minutes of the Parish Council Meeting held on Thursday 13th December 2012

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

56. Hodnet Working Mens Club – Item 47

The Clerk reported her visit to Solicitors. The reason the original Counterpart Lease only ran for 6 years was to avoid the further costs of separate registration. The Council agreed that the lease should be renewed and agreed on a term of 25 years. The Clerk explained that providing the expired Lease documentation was not substantially altered then the price quoted for renewing the lease was £350/£500, and further costs of approx £300 would apply if a longer term was sought, in order to cover the separate registration costs. Historically no rent has ever been required although provision was made in the expired lease - the Council agreed that for the time being no rent would be charged.

The Clerk was asked to approach the present members of Hodnet Sports Association to advise that a new lease would be required and arrange with Solicitors for the document to be drawn up.

57. Former Auction Yard, Station Road – Item 48

The Clerk advised that the new plan for 14 houses it still with architects and Shropshire Housing will be filing the new proposal as soon as possible.

58. Planning – Item 52

12/04660/FUL -Erection of one dwelling and double detached garage; installation of septic tank drainage system; erection of access gates and fencing to existing workshop building; formation of buffer mound with fencing (2m high)-Station Yard Station Road Hodnet Market Drayton Shropshire TF9 3JD- **Supported subject existing conditions relating to the workshop being adhered to.**

Correspondence from Shropshire Planning has been received querying the Parish Council's support for the above Planning Application. The Parish Council had already supported a previous application for this site 12/00313/OUT. It is regarded as infill - bearing in mind planning permission granted for the adjacent site some further 100 yards out of the development boundary and the Council saw no reason to object.

12/01993/REF - Squirrel Inn Wollerton Market Drayton TF9 3LX

The Clerk advised that the Appeal Meeting is set for 5th March at 10.00am in Edinburgh House Wem.

59. Precept – Item 50

The latest information from Shropshire Council Legal Department advises that whilst they are satisfied that members do not have a disclosable pecuniary interest in setting the precept, it is for the members to decide and some may prefer to err on the side of caution.

Therefore, as permitted by the Localism Act 2011, the Chairman of Hodnet Parish Council has formally written to the Council to request dispensation is given to all members to fix the precept on the grounds that without the dispensation there would be no or insufficient members to fix the Precept. The Council unanimously agreed to sanction the dispensation which will expire on January 10th 2017.

A discussion followed and it was proposed by Councillor Newitt and Seconded by Councillor Hodge that the Precept for Hodnet remain at £17,000 – all agreed.

60. Mr Goodwin Landscaping Contract 2013

It was agreed that KG Landscaping would retain the mowing contract for the year 2013.

61. Planning Planning Applications

Ref 12/04994/AMP - Erection of an extension to existing bungalow with associated internal and external alterations - The Bungalow Hine Heath Shawbury Shrewsbury Shropshire SY4 4NA – **Non material amendment**

Determination of Planning Applications

Ref 12/04614/FUL - Erection of extension to clubhouse; gazebo and installation of four water treatment plant West Midlands Shooting Ground Kenstone Hodnet Market Drayton TF9 3LH – **Permission Granted**

Ref 12/01818/FUL -Mixed residential development comprising 50 dwellings (including affordable), creation of vehicular access (from Station Road) and estate roads; pedestrian/cyclists route; creation of public open space; conversion and extension of outbuildings to garaging for existing properties; to include some demolition of buildings - Abbotsway House Abbots Way Hodnet Market Drayton Shropshire TF9 3NQ – **Refused**

Ref 12/00800/FUL- Lostford Manor, Lostford Lane, Lostford Market Drayton Shropshire TF9 3QW- Conversion of redundant agricultural building to create one dwelling-**Permission Granted**

Ref 12/04811/VAR- Variation of condition no.2 (approved plans) attached to 12/0088/FUL to allow for an increase in height of approved flue - Hodnet Primary School Shrewsbury Street Hodnet Market Drayton Shropshire TF9 3NS- **Permission Granted**

Ref 12/04994/AMP - Erection of an extension to existing bungalow with associated internal and external alterations - The Bungalow Hine Heath Shawbury Shrewsbury Shropshire SY4 4NA – **Permission Granted**

Ref 12/05053/AMP -Application for non-material amendment to planning application 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 10/02936/FUL granted on 19th November 2- **Permission Granted**

Determination of Planning Appeals

Appeal Ref: APP/L3245/A/12/2182581- The appeal is allowed and planning **permission is granted** for the construction of a hardcore track and hardstanding and the erection of a portal framed metal clad agricultural building, 5 wooden duck and geese sheds and chicken wire runs at Land at Lostford, Market Drayton, Shropshire TF9 3QN in accordance with the terms of the application, Ref 11/04429/FUL, dated 29 September 2011, subject to the conditions.

62. Accounts

Expenditure	Chq No	
Mrs M Rees (Hodnet Website)	1733	£50.00
KG Landscaping	1734	£1,620.00
V & W Electrics	1735	£539.52
JS Ridgway & Sons	1736	£90.00
Receipts		
Hodnet Social Club		£56.50
COIF dividend		£267.47
Western Power Wayleave		£59.78

Total balances at Bank as at 10th January 2013 £9519.11

Payment of Accounts proposed by Councillor Hodge Seconded by Councillor Morgan all agreed

63. Correspondence

Western Power – Certificate of Unmetered Supply

Email – PC Sturland – Speed Gun

Email – EON – Energy efficient lighting

Email – Police & Crime Commissioner – Draft Police & Crime Plan/Precept Options

Matters arising from Correspondence

- a) The Clerk was asked to ascertain from Western Power the changes to watt ratings for the lamps of 35w,50w,70w and 80w which do not appear in the latest tariff figures.
- b) The clerk was asked to request that PC Sturland allocate officers to use the new Speed Gun at the following locations
 - Top of Shrewsbury Street
 - Drayton Road by the Lyon Hall
 - Wollerton by the Squirrel Inn

Any Other Business

- The Council was advised that local resident Miss Maureen Edwards had been awarded a BEM in the recent honours list. The Parish Council members unanimously agreed to forward their congratulations.
- Councillor Morgan advised that the untaxed vehicle parked on the pavement alongside

Wollerton Village Room is still there. The Clerk confirmed that both PC Sturland and Shropshire Council had been alerted.

- Ivy is overgrowing the Pound at Wollerton. Councillor Morgan kindly volunteered to rectify the problem.
- The Black rubbish bins are still on the pavement on Shrewsbury Street despite the residents being advised to move these. The Clerk will advise Shropshire Council
- Councillor Parker provided pictures of the recent flooding at College Houses. The adjacent ditch is full and seemingly there is no outlet at its termination at Station House. Notwithstanding the exceptional weather the ditch simply cannot cope with the water off the field and the road side gullies. The clerk was asked to inform Shropshire Council Highways.
- Street Lights not working;-
H37 & H32 on The Meadow – (these were looked at by V & W last week). W3 by the Squirrel and H25 at the top of Lyon Hall Car Park - the Clerk will advise V &W Electricians accordingly
- Councillor Powell reported that Pot Holes have reappeared along the road to Kenstone from the Shooting Ground. Water is still flowing from the fields over the Heath Road towards the Stone House Farm. The recent repairs appear to have exacerbated the problems
 - Long Lane is almost impassable because of deep potholes.
 - Pot Holes at Wollerton next to 'Claremont'

The Clerk was asked to advise Shropshire Highways of all incidents. Councillor Powell insists on an onsite meeting with Ian Walshaw Shropshire Council to discuss the ongoing road surface problems near the Shooting Ground.

There being no further business the Chairman closed the meeting at 9.10pm

The next Parish Council Meeting is Thursday 21st February 2013