

# HODNET PARISH COUNCIL

Minutes of Parish Council Meeting held in Lyon Hall, Hodnet  
on Thursday 13<sup>th</sup> December 2013

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

Apologies - Unitary Councillor Mrs K Calder

Also present - Mr P Sutton – Director Shropshire Housing Group

Mr Sutton came to The Parish Council Meeting to give an update for the plans re the former Auction Yard in Station Road. He explained that the site formerly belonging to Shropshire Council had been identified for 12 homes in the Local Development Plan however this figure this was a crude calculation by North Shropshire District Council based on 12 homes per acre. Originally Shropshire Housing Group had planned to put 19 homes on the site but following public consultation and a meeting with the Parish Council this number had been reduce to 16. The Parish Council agreed at the Council meeting to request that the number of homes be reduced to 12.

Mr Sutton stressed that the Shropshire Housing Group has always been mindful of the wishes of the local community but in reducing the number of homes from 16 to 12 that meant 4 families could not be housed and he candidly admitted that the development became less economically viable. He therefore proposed that the number of homes be reduced to 14 and showed the Council the new layout. After some discussion the Parish Council approved of the new plan and Shropshire Housing Group will now resubmit this amended format. Councillor Powell thanked Mr Sutton for attending the meeting.

## **Minutes of the Parish Council Meeting held on Thursday 1<sup>st</sup> November 2012**

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

## **Minutes of the Extraordinary Parish Council Meeting held on Friday 23<sup>rd</sup> November**

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

### **46. Hearne Lane**

The Chairman advised the Council that the Planning Application for a new Car Park has been withdrawn. It was noted that commercial vehicles and staff vehicles were being parked up on the pavement just before the opening to Chantry Court. The Clerk was asked to write to both Ringway and Shropshire Council to request that this practice is stopped immediately.

### **47. Hodnet Working Mens Club**

In order to clarify the extent of the Parish Council ownership of the Club and Grounds, the Clerk had obtained copy Land Registry Documents. These documents verified the Council understanding of their ownership but it was noted that there was a Counterpart Lease which had expired this year covering the showers and changing rooms. The Clerk was asked to seek Legal Advice and get the Lease renewed.

#### **48. Former Auction Yard, Station Road – Item 24**

Now that the plans have been supported by the Council, a Local Letting Agreement needs to be agreed between the Parish Council and Shropshire Housing Group. Initial information from Shropshire Council would seem to require that such an Agreement may only be in place for a maximum of 3 years. The Clerk was asked to enquire at Shropshire Council and Shropshire Housing Group if there was a standard Local Lettings Agreement available and why there was a time limitation of 3 years.

The Clerk will also advise Shropshire Housing Group of their support for the revised plan shown at the Meeting tonight providing a long term Local Lettings Plan is in place.

#### **49. Development at Land East of Shrewsbury Street Ref 12/0818/FUL**

The Chairman advised the meeting that the North Planning Committee had refused permission for this development.

#### **50. Precept**

The Clerk explained that the Parish Council was precluded from discussing the Precept for next year on advice from Shropshire Council. Under the new Localism Bill it appears that Councillors could have a Disclosable Pecuniary Interest if they were to set the Precept for next year. Since all the Parish Councillors reside in the Parish, all would be excluded from the discussion, a totally unworkable position. Latest information from Shropshire Council Legal Department advises that dispensation from Shropshire Council is being sought for all Councillors in due course.

#### **51. Hodnet Website**

The Parish Council wished to thank Randall Hardy for his sterling work on Hodnet Website. It was Proposed by Councillor Revel and seconded by Councillor Parker and all agreed that £50 in vouchers be sent to Mr Hardy with grateful thanks from the Parish Council.

#### **52. Planning**

**12/04552/FUL** -Residential Development comprising 13 affordable houses and 3 affordable bungalows and associated infrastructure and landscaping. The Old Auction Yard Station Road Hodnet Market Drayton Shropshire TF9 3JF – **Supported with conditions**

**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 - **Supported**

**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.**

**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- **No objection**

**Ref 12/05000/FUL** – To convert and extend the coach house to provide changing facilities, gym and additional accommodation with a link to a swimming pool with plant room and sauna – Brook House, Station Road, Hodnet TF9 3JD - **Supported**

**Ref 12/05005/FUL-** Installation of energy box biomass heating system with separate buffer tank - Beech House Wollerton Market Drayton TF9 3NB- **Supported**

### **Planning Appeals**

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

The Appeal document was discussed. There are no new arguments to support the change of use and the Parish Council's position remains as Object. The Clerk will prepare a document for the Appeal Hearing.

### **Determination of Planning Applications**

**Ref 12/02008/FUL** - Formation of temporary car park for use by staff at Hodnet Highways Depot - Proposed Car Park Hearne Lane Hodnet Shropshire. **Application Withdrawn**

**Ref12/04079/FUL** Erection of two storey side extension, The Cottage 49 Marchamley Wood Shrewsbury Shropshire SY4 5LH- **Permission Granted**

**Ref12/04129/FUL-** Erection of a garden room to side elevation; including installation of roof light, Crosslands Drayton Road Wollerton Market Drayton Shropshire TF9 3LX – **Permission Granted**

**12/04409/TCA** - Felling of two Conifers and one Eucalyptus tree within Marchamley Conservation Area, The Leap Marchamley Shrewsbury Shropshire SY4 5LE – **No Objection**

**12/04443/TCA** - To fell 2 No fir trees within Hodnet Conservation Area, St Lukes Church, Church Street Hodnet Shropshire – **No Objection**

**12/04390/FUL** -Erection of a garage, carport, log and garden store - White House Station Road Hodnet Market Drayton Shropshire TF9 3JF - **Permission Granted**

### **53. Accounts**

<b>Expenditure</b>	<b>Chq No</b>	
V & W Electrics	1725	£235.08
Mike Fox	1726	£303.60
J Bourne (Hodnet Footpath Group)	1727	£33.97
Mr C France	1728	£123.15
Society of Local Council Clerks	1729	£100.00
Mrs M Rees Salary	1731	£1125.00
Mrs M Rees Expenses	1732	£132.49
Wollerton URC	1730	£10.00

**Total balances at Bank as at 13<sup>th</sup> December 2012 £11434.88**

Payment of Accounts proposed by Councillor Hodge Seconded by Councillor Newitt all agreed.

### **54. Parking Outside Hodnet School – Item 43**

Pc Sturland has replied to the Parish Council that he too is concerned with the standard of parking outside the school and has visited the school at peak drop off and pick up times. As a temporary measure he has left some 'no waiting' cones for the school to use but had advised the Head Teacher

to get in touch with Dave Gradwell (Area Traffic Engineer- Shropshire Council). Mrs Gardner the Head Teacher has also responded, saying that this problem is frequently highlighted in the School Newsletter and she has arranged an onsite meeting with Mr Gradwell. Following this meeting, Mr Gradwell has written to the Parish Council with plans for 'School Keep Clear' markings on the School side of the road. The Clerk was asked to respond to Mr Gradwell confirming that the Council is happy for him to proceed as soon as possible.

## **55. Correspondence**

Email – Western Power – Fixed Price List for unmetered Connections

SC- Shropshire Community Play Store

SC – Review of Shropshire Council Speed Management Policies

SC – Hearne Lane Depot Issues – Mr S Brown

Letter – Acknowledgement Mr G Tongue re Hearne Lane

Copy Letter – Mr E McCall to SC Planning Enforcement

Letter – Mr E McCall re Websters Lane

Email – Mike Fox re Verge Spraying

Letter – Wollerton Tennis Club – request for Grant

Letter – Marie Curie Care – request for Grant

Letter – Severn Hospice – request for Grant

SC – SAMDev Position Statement – November 2012

Email – PC Sturland re Parking at Hodnet School – **see item 54**

SC – Mr D Gradwell re Parking at Hodnet School– **see item 54**

SC – New NHS 111 Service

Email – EON Energy – Maintenance Contract/Energy Saving Lanterns

SC – Proposed diversion of Footpath 12 Hodnet and Footpath 28 Stoke Upon Tern/UN5 Hodnet

Email –PC Sturland – 12 frauds of Christmas

## **Matters arising from Correspondence**

### **a) Proposed footpath diversion**

The Parish Council is agreed that the diversion should go ahead as outlined in the letter, to create a footpath most readily accessible to the Public whilst taking the adjacent residents into consideration. The Clerk will advise the Rights of Way Officer accordingly. The Chairman thanked Councillor Underwood for all his hard in steering the creation of the Footpath to the Wetlands.

## **Any Other Business**

- Councillor Morgan advised that an untaxed vehicle has been parked on the pavement alongside Wollerton Village Room for sometime. In addition another vehicle is regularly parking on the pavement at a location in Wollerton – The Clerk will advise PC Sturland accordingly.
- Pot Holes have reappeared along the road to Kenstone from the Shooting Ground. Water is flowing from the fields over the Heath Road towards the Stone House Farm and is very hazardous in the recent icy conditions. The Clerk was asked to report these items to Shropshire Council for repair.
- Street Lights not working;-  
H37 & H32 on The Meadow, the Clerk will advise V &W Electrics accordingly

**There being no further business the Chairman closed the meeting at 10.00pm**