

HODNET PARISH COUNCIL

Minutes of Extraordinary Parish Council Meeting held in Lyon Hall, Hodnet
on Friday 13th July 2012

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

Apologies Councillors Mrs R Revel, Mrs A Taylor, Mr R Underwood

Councillor Cope declared an interest and took no further part in the Meeting

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 Land to the East of Shrewsbury Street Hodnet Market Drayton Shropshire TF9 3NQ

This Meeting was called for the Parish Council to formulate its response to the above Planning Application.

The representation from Hodnet Parish to Shropshire Council is as follows

Hodnet Parish Council support in principle the planning application under Policy H4 of the County Structure Plan 2005, and Policy CF4 (Developments which provide housing for local needs) within the Hodnet Community Hub, SAMDev March 2012. However, the Council considers that the scale and density of housing is not appropriate for Hodnet and has the following concerns:

- The Council is concerned that the 19 three-bedroom houses planned at 76 sq m are too small especially in a rural environment for family wellbeing, need for privacy and quality of life. (See LDF Chap 2 Para 2.14) #
- Lack of garaging in a 50 house development is surprising and therefore storage and parking arrangements need particular attention. The parking space allocated at an average of 1.5 spaces per household appears inadequate without further off-road parking. Sufficient storage should be assured and made available to meet modern family requirements (See LDF SPD Chap 2 Para 2.15).
- To note that the Medical Centre could not easily accommodate the extra patients.
- The Council feels that there should be the provision of cabling for street lighting in the area. If lights are installed they should be the latest low wattage (i.e. LED) design, and directional to keep light pollution to a minimum
- There should be a pavement on both sides of the service road.

- It should be determined in the planning approval how the amenity area will be maintained.
- The allocation of the “affordable housing” element must be for local priority. This must be a condition in the planning permission in perpetuity.

#The Greater London Authority adopted scale for a two storey house, 3 bedroom and 4 person bedspace for public & private financed homes is 87 sq m.

Councillor Hodge read out the response to the Meeting.

There being no further business the Chairman closed the Meeting at 9.30pm