

HODNET PARISH COUNCIL

Minutes of Open Public 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

Also Present

Jo Lovelady Strutt Parker

Graham Tongue (resident Land Agent for Leverhulme Estates)

Tony Barton (Architect from Donald Insall Associates).

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 to enable parishioners to peruse the substantial documentation associated with the Planning Application above and then raise any concerns and queries which will assist the Parish Council in formulating their representation to Shropshire Council.

Councillor Powell opened the meeting, welcoming all. The North Shropshire Local Plan of 2005 made provision for a development in Hodnet of some 52 houses. This requirement has been incorporated within the more recent SAM Dev document. Hodnet has been designated as a Community Hub which will allow for development that helps the community by providing facilities, economic development or housing for local needs on a scale appropriate to the village.

Upon completion of the proposed development it is estimated that funds available from the Community Infrastructure Levy will be in excess of £350,000 for identified improvements.

Councillor Hodge then went through the Parish Council's preliminary draft response to the Planning Application.

The Council in principle supports the Application subject to the following concerns

- The 19 three bedroom houses planned at 76sq m are too small
- Lack of garaging is surprising and therefore storage and parking arrangements need particular attention
- There should be provision of cabling for street lighting in the area
- There should be a dedicated footpath access through to Shrewsbury Street
- It should be determined in the application how the amenity area will be maintained

- The allocation of affordable housing element must be local priority. This must be a condition in the planning permission in perpetuity.

The meeting was then open for public discussion and the following points were raised

Lack of Garages /Parking

This was seen as a major concern. In a rural village a car is essential and the provision for 1.5 cars per household was deemed insufficient and if parking was on the service road would this effect Emergency services.

- Tony Barton replied that Shropshire Council Planners were against Garaging for new housing as this reduces the space for a Garden and off road parking

Street Lighting

The lack of street lighting was seen as a concern

- Tony Barton replied that Shropshire Councils Planners took the view that as the development was in a rural location then lighting was to be avoided

Small Houses

It was considered that at 76sq m – 19 three bedroom houses were far too small especially in a rural environment for family well being, need for privacy and quality of life.

- Tony Barton replied that the size was the optimum for affordability both to build and to buy. The houses are designed to be extendable upwards in to the loft which mirrors some of the existing Hodnet houses.

Requirement for 50 houses in Hodnet

The need for 50 houses was questioned, where is the evidence that Hodnet requires such a development, particularly as 23 would be in a conservation area.

Councillor Calder replied that the present Application encompassed three individual sites which have been identified for development for some 17 years. The density of the housing falls within the proscribed limits of Shropshire Council Planners. Whilst acknowledging this may be a valid concern, nevertheless this meeting is about the Planning Documentation that has come before the Parish Council and representations are to be made by the 17th July.

Impact on Infrastructure

Dr Mehta was concerned that his comments had been completely misrepresented within the Planning Application. Should the development go ahead with the possibility of say 200 extra patients these could not easily be accommodated by the Practice and would undoubtedly have an adverse effect on the Medical Centre services.

A letter from the Head Teacher of the School commented that an increase in children within the village would have a positive impact on the sustainability of the school. However a representative from the School Governors cautioned that an influx of younger children may cause problems but the impact is very difficult to gauge There were also concerns that with more children attending the school the problems with parking would be exacerbated.

Increase in Traffic

The only exit to the development is on to Station Road adjacent to the Recreation Ground .The increased traffic in this area could be dangerous for children visiting the Recreation Ground

Service Road

It was felt that footpaths should be provided on both sides of the Service Road.

In summary Councillor Hodge commented that a lower density of housing within the proposed Application would alleviate many of the problems envisaged.

The Parish Rector spoke in support of the proposed application, explaining that many young couples want to remain in the village but there are limited opportunities for housing.

The Meeting was closed by Councillor Powell at 8.40pm. Members of the Public were advised that he would convene an Extraordinary Meeting of the Parish Council immediately after the Open Meeting in order for the Council to formulate its representation to Shropshire Council. Members of the Public were welcome to stay but could not take part in the meeting; however the Parish Council's response to the Planning Application would be read out at the end of the meeting.