

# HODNET PARISH COUNCIL

Minutes of Extraordinary Parish Council Meeting held in Lyon Hall, Hodnet  
on Monday 18<sup>th</sup> June 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

This Meeting was called to peruse and discuss the substantial documentation associated with the Planning Application below. Some initial observations were made however the Council's full response will be considered following the Open Meeting on 13<sup>th</sup> July.

*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*

Firstly it was established that 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. Both The Grove and The Meadow developments are larger than the proposed development.

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.

Within the Design Access Statement it states that Hodnet Primary School and Hodnet Medical Centre have confirmed that the proposed development would not adversely impact on these key services to the village. However the Clerk has been asked to independently check these comments.

## **The following items were identified to be considered in the Parish Council representation on this application**

- The smaller of the 3 bedroom properties is only 76 Sq.m in area – this means that the bedrooms are very small with inadequate room for storage.
- Whilst the Parish Council would support the stated aim of encouraging working from home in reality this form of employment will only be available to only a very few residents. The limited bus service available to the village means that the only practical access to Hospitals, Dentists, Supermarkets, Cinemas for example is by private car.

Therefore the Parish Council views the lack of provision for garaging in the proposed plans as a serious omission for several reasons.

- The proposed 4 / 5 bedroom properties will not be attractive to potential purchasers without provision of a garage.
- The residents of the larger properties house may well have more than the 1.5 vehicles as provided within the current plans
- There are concerns that the general lack of parking space will cause congestion causing problems for residents and emergency services.
- The Plans provide for designated storage for bicycles and recyclable waste – what storage provision is made for non recyclable waste i.e. the black wheelie bins.
- Provision must be made for Street Lighting – all the other village developments have Street Lighting without detriment to the local rural area.
- There should be pedestrian access to Shrewsbury Street – without it a trip to the Butchers for example would involve a substantial walk.

#### Action points arising

- Shropshire Council will be asked to defer the representation cut off date until the end of July
- A Public Meeting will be called on Friday July 13<sup>th</sup> at the Lyon Hall  
6.00pm – 7.00pm - plans available for inspection  
7.00pm – 9.00pm - open for public discussion
- The Meeting to be publicised in the local press
- The Architect will be invited to the Meeting

#### **Any Other Business**

Planning Application

**Ref 12/02375/TCA** - To fell three Conifers, one Sycamore and one Eucalyptus within Hodnet Conservation Area, 4 Shrewsbury Street Hodnet Shropshire TF9 3NP - **Supported**

There being no further business the Chairman closed the meeting at 8.40 pm