

# HODNET PARISH COUNCIL

Minutes of Parish Council Meeting held in Lyon Hall, Hodnet  
on Thursday 20 September 2012

**Present** ; Councillors Mr J Powell ( Chairman ), Mr H Trevor, Mr J Parker, Mr R Downes, Mr M Morgan, Mrs A Taylor, Mr R Underwood, Mr A Cope, Mrs R Revel, Unitary Councillor Mrs K Calder and Mrs M Rees (Clerk).

**Apologies** Councillors Mr D Hodge and Mr N Newitt

Also Present Mr A Reagan – Shropshire Housing Group Head of Development

## **Minutes of the Parish Council Meeting held on Thursday 2<sup>nd</sup> August 2012**

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

### **30. Former Auction Yard, Station Road - Item 24**

Mr Regan advised the Council that the meeting held on 14 September was a success. Over the course of the evening over 40 residents attended to inspect the proposed development. Following this consultation meeting and taking into account comments that had been made by residents a new draft plan was presented to the Parish Council.

In summary

The new plan has 3 less properties

The Flats have been removed

The number of bungalows increased to 4

Parking spaces – two per property

It is intended that there will be 13 properties to rent and 3 shared ownership.

Mr Regan advised that Hodnet has an average of 70 / 80 people on the waiting for affordable homes. A general discussion took place and Councillors thought it more appropriate that the Bungalows should be at the front of the development with houses to the rear. Mr Regan advised the Council that he would be submitting a Planning Application shortly and hoped he could have the support of the Parish Council. The Chairman thanked Mr Regan who then left the meeting. A further discussion took place. It was agreed that the Council broadly supported the development with the proviso that the Bungalows be moved to the front of the development, confirmation that a pavement will be constructed roadside to the development and that a Local Letting Agreement be in place. The Clerk was asked to write to Shropshire Housing accordingly.

### **31. Hodnet Working Mens Club – Ground Rent Review 2013/2014**

The Ground Rent is due for review for next year's payment. There have been no changes since 2007. The Club has obviously struggled this year evidenced in the erratic payment of rent due this year. Whilst the Parish Council accepts the economic climate is difficult it would welcome input from the Club regarding financial information. The Council is therefore minded to retain the current figure for one further year subject to financial information being seen and future payment made by monthly Standing Order.

### **31. Former Goods Yard, Station Road - Item 26**

A reply from Shropshire Planning has been received covering the points of concern raised at our last meeting. The Council understands that the Stevens family have now moved back and that would mean that there are 4 adults and 12 children living in a very confined space. Councillor Calder will meet the Gypsy Liaison Officer and voice the Councillors concerns that there may be a welfare issue to address.

### **32. Planning**

**Ref 12/03214/FUL** - Application under Section 73a of the Town and Country Planning Act 1990 for the erection of a conservatory to rear elevation, 56 The Meadow Hodnet Market Drayton TF9 3QF – **Supported**

**Ref12/03379/FUL** - Erection of new entrance porch - Bear Hotel Shrewsbury Street Hodnet Market Drayton Shropshire TF9 3NH - **Supported**

**Ref 12/03509/FUL** - Change of Use of 2 part converted dwellings (application 08/000604/FUL) into 1 dwelling, 4 Shrewsbury Street Hodnet Market Drayton TF9 3NP- **Supported**

**Ref 12/03451/FUL** -Erection of extension to existing detached double garage, Moldy Warp 21 Lostford Market Drayton Shropshire TF9 3LT

**Ref 12/03668/LBC** -Replacement of 2No windows affecting a Grade II Listed Building, 1 School House School Lane Marchamley Shrewsbury Shropshire SY4 5LD - **Supported**

**Ref 12/03549/CPL** – Application for a lawful Development Certificate for the erection of a single storey rear extension to adjoining properties – 7 and 6 Bean Bank, Wollerton, Market Drayton TF9 3ND- **for information only**

#### **Determination of Planning Applications**

**Ref 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 10/02936FUL granted on 19.11.10- **Permission Granted**

**Ref 12/03256/FUL** - Erection of a two storey extension following demolition of existing single storey building, erection of new porch on front elevation, 13 The Grove Hodnet Shropshire TF9 3NT - **Permission Granted**

**Ref 12/03172/FUL** -Erection of single storey extension to side elevation, 23 Lostford Market Drayton Shropshire TF9 3LT - **Permission Granted**

**Ref 12/03233/FUL** - Erection of a steel portal framed building for housing livestock, Bank Farm Kenstone Hodnet Market Drayton TF9 3LJ - **Permission Granted**

**Ref 12/03224/TCA** – Crown reduction of 2 metres to 5 Sycamore trees, 1 Silver Birch tree and 1 Leylandii tree within Marchamley conservation area – The Old Manor House, School Lane, Marchamley, Shropshire – **No objection**

**Ref 12/01849/FUL** - Change of use from a public house (Use Class A4) to a residential dwelling (Use Class C3) - Squirrel Inn Wollerton Market Drayton TF9 3LX – **Refused**

**Ref 12/02723/MAW**- Change of use of agricultural land to allow for the extension of the operational area of the sewage treatment works to the south, east and west; the installation of 1 No. Motor Control Centre (MCC) kiosk and 1 No. reed bed; alterations to the road layout within the site; erection of security fencing; and associated landscaping- **Permission Granted**

**Ref 12/03075/FUL** - Erection of two-storey extension to east elevation, Green Hurst Farm Wood Lane Marchamley Wood Shrewsbury Shropshire SY4 5LH- **Permission Granted**

**Ref 12/03214/FUL** - Application under Section 73a of the Town and Country Planning Act 1990 for the erection of a conservatory to rear elevation,56 The Meadow Hodnet Market Drayton TF9 3QF – **Permission Granted**

**Ref 12/03451/FUL** -Erection of extension to existing detached double garage, Moldy Warp 21 Lostford Market Drayton Shropshire TF9 3LT – **Permission Granted**

### Appeals

**Ref12/01984/REF re Ref 11/04429/FUL** - Erection of an agricultural storage building and 5 no. wooden sheds to house ducks and geese with chicken wire runs; retention of hardcore track and hardstanding- Land at Lostford Lane Lostford Shropshire

The Parish Council is dismayed that an appeal has been lodged in this matter. The Clerk was asked to write to the Planning Inspectorate to reiterate the Councils absolute objection to this Appeal.

### 33. Accounts

<b>Expenditure</b>	<b>Chq No</b>	
Mazars – Audit Fee	1717	342.00
H Trevor – Lyon Hall Drain Repairs	1716	57.10
Lyon Memorial Fund – Hall 13.7.12	1675	30.00
M Rees Salary 30.06 to 30.09	1718	1125.00
M Rees Expenses	1719	114.64
F Bennett - Car Park	1720	100.00
<b>Receipts</b>		
COIF – Dividend		237.47
Hodnet Social Club		150.00

Total Balances at Bank as at 20<sup>th</sup> September **£14128.59**

Payment of accounts proposed by Councillor Taylor Seconded by Councillor Cope all agreed

### **34 Access to Wetlands – Item 121**

Councillor Underwood advised the Council that Shropshire Council have issued a formal notice to reinstate the footpath through Wollerton Mill. A copy will have been sent to all those residents potentially affected. Unfortunately due to the legal processes involved the order makes no mention that should the order be upheld then it is the intention to divert and extinguish paths so that only one remains down Cow Lane and into the fields. The notice and order is available to view by request of the Clerk a notice to his effect will be on the Parish Notice Boards. The Parish Council does not have any further formal role to play at this stage other than to assist in tracing witnesses will to attend the any Public Enquiry that may be held and re assuring the Mill owners of or agreement to the Shropshire Council ultimate plans to make just one footpath.

### **35. Correspondence**

Email – Policing West Mercia

Letter – Audit Commission- Appointment of External Auditor from 2012/13

Copy Correspondence – Mr E B McCall to Shropshire Planning Enforcement

Clerks & Councils Magazine

The Clerk Magazine

SC – Email Travellers Site – Websters Lane

Email – J Moore – 01630 638786- new contact re Royal British Legion on the retirement of Jean MacDonald

SC Email – New Web Site to help people to live independent lives in their own homes-[Shropshire Cares Info Central](#).

Email – Invitation Shropshire Housing Alliance’s 4<sup>th</sup> Annual General Meeting- 25.10.12

SC – Information re Local Councillor Vacancies- Police & Crime Commissioners Elections

SC- Health Information Day – 2.10.12 - Lyon Hall

### **Any Other Business**

There are a number of potholes in the drive approaching the Social Club. The Clerk was asked to engage Mr Goodwin to repair.

Whilst some repairs to potholes along the road near The Shooting ground have taken place, the Chairman still wishes to meet Ian Walshaw from the Highways Department to discuss the general state of the road. The Clerk has chased this up and will continue oppress for a meeting.

The verges in Wollerton are overgrown particularly opposite Laburnum Villa making the footpaths difficult to walk along. The clerk was asked to advise the Highways Department accordingly.

The Hodnet Website is growing a pace and a further expansion cost of £3.50per year is required. Councillor Morgan asked if the Parish Council would be willing to cover this extra cost. All agreed

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