

HODNET PARISH COUNCIL

Minutes of remote EXTRAORDINARY FULL COUNCIL meeting called on Thursday 22nd October 2020, at 7.30pm via ZOOM.

PRESENT: Cllrs Alan Cope; Steven Freeman; John Parker; John Powell; Maryjayne Rees; John Roberts; Jason Watts.

ABSENT: Karen Calder; Chris Mackie; Paul Nevins;

In attendance: Jan Morgan-Birtles – Parish Clerk

87 Apologies and reasons for absence

88 **Declaration of Interest** – Councillors to declare a personal or pecuniary interest in any item on the agenda
Cllr Powell - Item 92

89 **Public session** – There will be up to 10 minutes allowed for questions to the Chairman from the general public (time will be equally divided between those member of the public wishing to speak) – None present

90 **Minutes from previous meeting** - to approve the following minutes – to be signed by Chairman
Thursday 15th October 2020 PROPOSED: Cllr Watts SECOND Cllr Cope It was RESOLVED to APPROVE.

91 Planning matters

To consider the following planning applications:

a) Reference: 20/04055/TCA (validated: 06/10/2020)

Address: **Bramley House, Marchamley**, Shrewsbury, Shropshire, SY4 5LE

Proposal: Works to 2No Birch Trees (T1) and (T2) to crown reduce by approximately 1-3m over entire canopy and pollard 1No Weeping Willow (T3) to points of previous pollarding work within Marchamley Conservation Area

Applicant: Mr Anthony Greatorex (Bramley House, Marchamley, Shrewsbury, SY4 5LE, United Kingdom)

It was RESOLVED to SUPPORT

b) Reference: 20/03882/VAR (validated: 06/10/2020)

Address: **Land Off Abbots Way, Hodnet**, Shropshire, TF9 3NQ

Proposal: Variation of condition 2 (approved plans) attached to planning permission 13/034552/FUL dated 26th October 2018 to allow changes to the site layout and house type, to include increase from 44 dwellings to 51 dwellings in relation to the a mixed residential development to include creation of vehicular access (from Station Road) and estate roads; pedestrian/cyclists route; creation of public open space; to include some demolition of buildings.

Applicant: Pickstock Homes (17 Mile Oak, Maesbury Road, Oswestry, SY10 8GA)

OBJECT with the comment:- The Parish Council supported the application for development of 44 houses (13/03452/FUL) with points for clarification but the current application to increase to 51 houses reverts them to the previous objections to the original application (12/01818/FUL).

Therefore, the Parish Council objects to the variation (of the original application for 44 houses) to 51 now requested with the following comments:

- The spread of houses within the development is too dense and out of character with the rest of the village. The seven two-bedroomed properties are not within recommended parameters for those sizes of dwellings – they are 64.8 sq metres, whereas 70 sq metres is considered more appropriate for a two-bed property;
- Public space appears to have been removed from the plan, together with the pond which was planned to take drainage from the new roads. The public space would be an asset to the village;
- The planting scheme appears to have been reduced;
- There is no emergency access onto Abbots Way (near the Lyon Hall);
- The size of gardens has been reduced to allow more properties, this loses the pleasant aspect of the development and makes it appear cramped;

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- There are not enough car-parking spaces for each properties – the Council request at least 2 spaces per property plus space for visitors and deliveries. This would help to prevent neighbour disputes and general disquiet;
- There is no visible rear access to property No. 25;
- The external appearance of the properties is agreeable but inside, some are too small;
- Three storey properties - we note the ridge-line height has been increased out of keeping with the rest of the development (25% higher). The height of these properties is not in-common with the surrounding properties or those of the village;
- We ask that a pedestrian way is included through to the Shrewsbury Street (as per previous plan) to encourage local shopping;
- The footpath from the Grove to the bypass roundabout should be maintained and should connect from Fire station to Abbots Way;
- The 'eco-credentials' and sustainability of development is questionable with a lack of electric car charging points, promotion of air-source heating (or other green heating), provision for low level, LED street lighting. The Council ask that these be addressed;
- Affordable housing – the Parish Council requests a Board of Trustees be set up to include representation from the Parish Council to manage the affordable housing element of the development to ensure local connections are preferred in allocation;
- The Council request continuation of a pavement around the top of the development to allow a walking route to the school.

92 Request for support from West Midland Shooting Ground - Cllr Powell declared an interest and took no part in decisions made.

It was resolved to request that Shropshire Council work with the West Midlands Shooting Ground, a family-run, long-established, local business, to resolve the current issues raised by their new neighbours without undue detriment to the Shooting Ground's business.

The Council is extremely concerned that one single neighbour residing on the northern boundary of the shooting ground, having purchased their property with full knowledge of the sound scape and the existence of the Shooting Ground next door, is now seeking to effectively close down the world renowned shooting school. If successful, they will damage many other local businesses, reduce local employment and destroy the reputation of the area as a local, national and international venue. It is noted that the property must also experience the noise of shot guns being discharged from the nearby Hodnet Estate.

The Council can report it has not received any complaints from any other neighbouring properties since 1982 when agreement was made with North Shropshire District Council to restrict some use of the ground. To the Council's knowledge that agreement has never been breached.

The Council strongly supports the Shooting Ground as a valued part of the local community, questions the evidence of the alleged breaches and requests that Shropshire Council seek up to date monitoring, undertaken by an expert acoustician, to allow an in-depth evaluation of whether any breach of the current agreement has actually taken place, before any decision is made.

It is the Council's unreserved view that the Shooting Ground is not a statutory nuisance and sincerely hopes Shropshire Council will allow the business to continue as a valued part of the community, to sustain local rural jobs whilst supporting other local businesses for many years in the future.

It was also resolved that the Clerk write to Tom and Debra Jones on behalf of the Council to offer support in this matter whilst acknowledging their standing in the community and thanking them for all they have done in supporting other local businesses and providing employment in the parish.

93 **Parish matters** – An opportunity for councillors to bring to the Council's attention matters of interest or

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concern.

- Cllr Watt – potential new member has withdrawn his interest.
- Mud on road down Shrewsbury Street and pavement (cars parked have suffered mud splash)
Wash wheels before leaving the field on Hearn Lane – a bucket has been scraping rather than a brush.
Letter of complaint to Heals, copied to the Estate.
- John Powell – sharp bend in Marchamley centre – road surface. Also, Wood Farm on Whitchurch Road – badly restored after replacement of water mains – resurfacing needed (Severn Trent responsible but Highways have said it's sufficient). To argue for repair.
Request further site meeting for the Parish. (Include: footpath at end of Paradise; Marchamley centre; Wood Farm, Whitchurch Road; Long Lane, the Bank)
- Hodnet FC request for changing rooms for officials (potential container building).

94 **Items for future agendas** – An opportunity for Councillors to bring items forward for the next agenda (no discussion or decisions to be made) for the next Parish Council meeting on **Thursday 26 November 2020**

There being no other business the Chairman declared the meeting closed at 20:49 pm.

Approval of the Minutes of the Parish Council Meeting on 22 October 2020

Minutes accepted and approved by Hodnet Parish Council at a meeting held on 26 November 2020.

Signed by the Chairman 