

HODNET PARISH COUNCIL

Minutes of Extraordinary Parish Council Meeting held in Wollerton Chapel Room
on Friday 23rd November 2012

Present ; Councillors Mr J Powell (Chairman), Mr D Hodge (Vice Chairman), , Mr R Downes, Mr M Morgan, , Mr N Newitt, Mr A Cope, Mrs R Revel and Mrs M Rees (Clerk).

Apologies Councillors, Mrs A Taylor, Mr R Underwood Mr J Parker, Mr H Trevor, Unitary Councillor Mrs K Calder

This Meeting was called by the Chairman for the Parish Council

a) to formulate its response to the following Planning Application

12/04552/FUL -Residential Development comprising 13 affordable houses and 3 affordable bungalows and associated infrastructure and landscaping. The Old Auction Yard Station Road Hodnet Market Drayton Shropshire TF9 3JF

b) to formulate a reply to an Agent Document dated 17.10.12 in response to the Parish Council's representation in respect of

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

a) The Development in Station had been fully discussed at the last Parish Meeting on 1st November and with benefit of further documentation on receipt of the full Planning Application, the Council's comments are as follows

The Parish Council is in agreement in principle to the proposed development of wholly affordable homes subject to the following conditions;-

- The number of properties is reduced from 16 to 12
(Local resident are still concerned at the density, the Council believe fewer properties may make for a more visually appealing spacing of properties)

- The Bungalows in the far right corner of the plan to moved to the front of the site.

(In general it is assumed that mainly elderly residents will occupy these properties and they will be isolated at the back of the site)

- An open green space be created in front of the housing
- A Local Lettings plan agreement in place between the Parish Council and the Housing Association.
- Confirmation that a pavement will be built in front of the development

b) Following a discussion the Parish Council's reply to the Agent Response is as follows

Hodnet Parish Council is disappointed with the amendments proposed in this document. We refute the assertion that our concerns have been adequately dealt with in the previous Agent document of 03 September. Our earlier response following the public meetings, whilst supporting the principle of a housing development in that location, considered that the scale and density of housing not appropriate for Hodnet. Nothing in the Agent responses thus far addresses this fundamental issue for the Parish Council.

The comments you have received from residents at the two open meetings together with those raised in the Petition and those of the Parish Council are not ambiguous ; the size and scale of the proposed development is inappropriate for Hodnet and in particular this site. Whilst you may feel that you have sufficiently dealt with the requirement for 50 houses in Hodnet you have definitely not demonstrated that this number is suitable for this site.

- The Parish Council disagrees that size of the 3 bed dwellings is adequate at some 10 sqm below the Shropshire Council Guidelines for family wellbeing, need for privacy and quality of life.(LDF Guidelines for 3 bedroom 2 storey are 82 to 85sq m. See SPD Para 4.38).
- Parking Places have been increased by merely using the front gardens of the properties this is a lazy and inelegant design solution.
- Since no garages will be provided there is a potential for 50 differing garage designs to be erected over time. We also consider that lack of garaging facility will severely detract from the saleability especially of the four and five bed houses.
- Neither of the proposals for the siting of refuse bins is acceptable to the Parish Council. Refuse Bins permanently to the front of properties is unsightly and communal bins encourage fly tipping. May we advise that there are existing alleyways in Hodnet and we do not agree that their inclusion into the plan would deleteriously reflect the historic context of Hodnet.

The Parish Council firmly believe that an overall reduction of 20 % is required in the number of properties and by so doing all the above points could be addressed by imaginative design of the extra space available .Amongst the necessary changes that would be required we suggest that all the proposed 3 house terraces are reduced to 2 semi detached properties.

As for the other points raised we would comment as follows

- We still believe that Street Lighting should be installed to the site and they should be the latest low wattage (i.e. LED) design and directional to keep light pollution to a minimum. The Parish Council receives the majority of its correspondence from residents where Street Lighting has failed; it is seen as a necessity for safety and a crime deterrent.
- Low level footpath lighting is a minimum requirement, especially as our request for footpaths on both sides of the road has been rejected.
- The Parish Council insists that the Pond and Green Areas Management must have a form of ongoing maintenance funding in place within the Planning Document, as requested in our initial letter of 04 April 2012. CIL monies may become available as and when properties are built but cannot be guaranteed as a source perpetual funding for the onerous upkeep of the Pond and Green Areas.
- It is our understanding that CIL funding could no be used for any expansion of Hodnet Medical Centre.

The Parish Council would make a general comment that the use of CIL funding is intended for Capital Infrastructure Expenditure for the Parish and not to ameliorate the shortcomings of the development.

We would like to take this opportunity to remind you of our request that a Board of Trustees be set up for the Management of the Affordable Housing element to ensure local connections are preferred in allocation.

We trust that the Parish Council requirements are now clear and we look forward to receiving appropriate substantive amendments to the Planning Application ; it should be noted that without a reduction in the scale of the development and the density of housing we will not able to maintain our earlier supportive stance.

There being no further business the Chairman closed the meeting at 8.10 pm.