

HODNET PARISH COUNCIL

Minutes of Parish Council meeting held in the Lyon Hall on Thursday 17th September 2015 at 7.30pm

Present: Councillors Mr D Hodge, Mr C Mackie, Mr A Cope, Mr M Morgan, Mr J H Powell, Mr J Roberts, Mr R Downes, Mr N Newitt, Mr I Willicombe and Mrs J Evans (Clerk)

Apologies: Councillors Mr J Parker and Mr H Trevor and Unitary Councillor Mrs K Calder

Members of the Public Present: Mr C Morris, Mr & Mrs T Benbow and Mr G Whitfield

Minutes of the Parish Council Meeting held on Thursday 6th August 2015

Prior to the meeting all Councillors had received draft copy minutes and Councillor Morgan proposed that these be signed as a copy of the proceedings, this motion was seconded by Councillor Mackie, all agreed.

Matters Arising

45. Review of Parish Plan – Item 2

Councillor Hodge advised the meeting that the Committee who draw up the Parish Survey had met 2 evenings earlier to discuss the Survey results and a list of Key Priorities for the Parish had been drawn up. Councillor Hodge briefly went through the Key Priorities, a copy of which will be held in the minute book, and suggested that this list be circulated to all the Councillors, along with the full survey results should the Councillors want this too. Councillor Mackie thanked Councillor Hodge and suggested that all the Councillors should receive the full results, all agreed and the Clerk confirmed that this would be done in the next few days. Councillor Hodge went on to explain that using this list of Key Priorities for Hodnet Parish he was now going to draft a new Parish Plan which he hoped to circulate to the Councillors before the end of the year.

46. Lease of Land to Hodnet Sports Association – Item 4

Mrs France has emailed the clerk to advise that she did not yet have an invoice from Hodnet Recreation Ground's solicitors, Onions and Davies but she had chased them. Councillor Morgan and Councillor Powell both said that they were under the impression that the Lease had not yet even been drawn up by Onions and Davies as they were continuing to question the wording required in it. The Clerk will continue to liaise with Mrs France regarding this matter.

47. Community Grant – Old Auction Yard – Item 5

Councillor Hodge advised that he had contacted Nicky Fisher, Shropshire Council's Senior Community Enablement Officer for this area, regarding the C I L money due from the County Council and had been advised that the lady that dealt with this was currently away and Nicky would speak to her on her return and come back to Councillor Hodge. Councillor Hodge will continue to liaise with Nicky Fisher on this.

48. Weed Spraying – Item 7

The Clerk advised the meeting that the weed spraying had now been completed and the invoice had been received.

49. Hedgerow Screening at Sewerage Treatment Works in Station Road – 10

The Clerk will ensure that she has an update on this matter before the next meeting as by then the planting season will have started.

50. Former Goods Yard, Station Road, Hodnet – 11

This property has now been sold; see Planning Application 15/03011/FUL.

51. Street Lighting - 28

The Clerk advised the meeting that lights, H34, H42 and H52 which were designated to be repaired had been done but W2 & H38, which are being converted to LED had not been done yet as Highline Electrical were waiting for the LED units to arrive.

The Clerk was instructed to continue to liaise with Highline Electrical Ltd.

52. Lyon Hall Carpark - 30

Councillor Parker had emailed the Clerk a few days before the meeting to advise that he had met Mr McClure at The Lyon Hall and had talked through with him the work which needed doing in the carpark. Mr McClure will be getting this done within the next few weeks.

The Clerk will contact Councillor Parker in 3 weeks to check that he is happy with the work that has been carried out.

53. Marchamley Road Closures

The Clerk advised the meeting that she had received an email from Jane James, Network Manager at Shropshire Council, in reply to the Council's letter expressing their disappointment that the road through Marchamley was due to be dug up having just been resurfaced. Ms James, in her email, assured the Council that while they did their utmost to try to get Severn Trent to carry out their work prior to the resurfacing work this had not been possible but she went on to advise that Severn Trent were making a financial contribution towards the surfacing costs.

Councillor Powell said that some of the men working on the road, contracted for Severn Trent, had been most unpleasant and even abusive to the residents in that area and suggested that the Council write to Severn Trent about this, all agreed.

The Clerk was instructed, on behalf of the Council, to write to Severn Trent expressing their disappointment at the conduct of some of the contractors employed by them.

54. Hodnet Recreation Ground

Councillor Hodge advised everyone that there had been a meeting of members of The Recreation Ground Committee and Mr Phil Wellings at the Recreation Ground to discuss the Play Safety Inspection Report on Wednesday 19th August. The report had advised that some groundwork needed to be undertaken and some of the older items of play equipment need to be removed. The Clerk added that she had received an email last week from a parent who had started taking their child to play at the Recreation Ground and had commented that 'the play park was deteriorating quickly'. Councillor Hodge suggested that in the future the Parish Council will need to spend some money on the Play Area. Councillor MacKie suggested that if, as the survey results showed, parishioners would like some of the Community Grant money spent on the Recreation Ground then perhaps a detailed review of the area needed to be undertaken, all agreed.

The clerk will liaise with all involved to arrange a meeting of the Recreation Ground to discuss a 12 month plan.

55. The Grove – Shropshire Housing Group

The Clerk advised the meeting that she had spoken to Katja Rowley, of Shropshire Housing Group, who had explained that to cover the maintenance costs of the four small driveways and hedge at the front of The Grove Shropshire Housing Group they were looking to invoice those tenants who lived in houses owned by them. To make the process fairer Shropshire Housing Group had divided the total maintenance costs by the total number of houses in The Grove, 56 which meant that each Shropshire Housing Group household would be charged £8.19 per annum. Ms Rowley confirmed that there was a clause in the Shropshire Housing Group lease that allowed them to do this and added that if Shropshire Highways stopped cutting the verge either side of the entrance to The Grove and it became the responsibility of Shropshire Housing Group the annual charge to the tenants would increase to cover these costs too.

56. Planning

15/02660/REM – Removal of Reserved Matter (Appearance, landscaping, layout and scale) pursuant to permission 13/02012/OUT for the erection of one dwelling and detached garage – Proposed Dwelling Adjacent Brookside, Station Road, Hodnet, Shropshire

15/02982/FUL – Erection of single storey extension – Pound Cottage, Mill Lane, Wollerton, Shropshire TF9 3NB

15/02983/LBC – Works to facilitate the erection of single storey extension – Pound Cottage, Mill Lane, Wollerton, Shropshire TF9 3NB

The clerk advised that since compiling the Agenda an email had been received from Shropshire Planning advising of an amendment which had been received in respect of the Pound Cottage applications.

15/03011/FUL – Erection of single dwelling and four bay detached garage with games room above, siting of two static caravans whilst development takes place and installation of septic tank – Land at Station Yard, Station Road, Hodnet, Market Drayton, Shropshire TF9 3JF – **Parish Council Comment:**

We support the planning application for a 4 bedroom house, however, the 4 bay garage and workshop is not in scale to the house and we seek a reduction in the number of bays.

We note that on the application that the site is described as vacant, however, a number of derelict vehicles remain to be cleared which leads to our request that given the likely diesel & petrol spillage that an assessment for contamination is carried out.

It should also be noted that any agreement for two caravans on site is a temporary arrangement limited to the period of construction.

15/03396/OUT – Outline application (all matters reserved) for the erection of one dwelling – Land east of Small Bowling Green Farm, The Avenue, Peplow, Market Drayton, Shropshire

Mr Chris Morris, son-in-law of the applicant, was invited to speak regarding the above application. Mr Morris explained that the site was currently disused pig barns on which they wanted to erect a simple, straightforward property but would utilise all effective green energy initiatives. He hoped that the properties heating bills could be as little as £200 per annum while the property itself had little impact on the surroundings. The Councillors briefly discussed the plans with Mr Morris but advised him that was normal policy to await a full planning application before making any decisions in these matters.

15/03429/FUL – Erection of a two-storey side extension and of first floor extension above flat roofed kitchen – The Old School House, Drayton Road, Hodnet, Market Drayton, Shropshire TF9 3NF – it was agreed to support this application and the Clerk was instructed to update Shropshire Council Planning website.

15/03432/PMBPA – Application for prior approval under Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for change of use from Agricultural to Residential – Dairy Shed, Tunstall Farm, Hodnet, Market Drayton, Shropshire TF9 3JJ – *Information only*

15/03465/FUL – Demolition of existing farmhouse and erection of replacement dwelling with annex – Bank Farm, Kenstone, Hodnet, Market Drayton, Shropshire TF9 3LJ

Mr Thomas Benbow was invited to speak regarding the above application. Mr Benbow explained that following a full structural survey on Bank Farm they had been advised that this empty property should be demolished and they were looking to build a traditional looking property on the same site. Mr Benbow further explained that the plans submitted showed a large annex so that he and his wife could look after aging relatives at home. The Councillors asked various questions about the development during which Mr Benbow agreed that if this development went ahead it would not be their intention to build the property for which planning permission was already granted near this site, the permission would be left to lapse. After further discussion the Council agreed to support this application and the Clerk was instructed to update the Shropshire Council Planning website.

The Parish Council has been notified by Shropshire Council that an appeal against Shropshire Council's decision to refuse planning permission has been made relating to Land at Lostford Lane, Wollerton, Hodnet, Market Drayton, Shropshire. The Councillors discussed this matter and instructed the Clerk to advise

Shropshire Council that Hodnet Parish Council's previous objections still stand and they support Shropshire Council's decision to refuse planning permission.

Determination of Planning

14/05144/FUL – Outline application for the erection one dwelling (all matters reserved) – Land adjacent to Laburnum Villa, Wollerton, Market Drayton, Shropshire – **Permission Granted**

15/01848/FUL – Erection of 1 dwelling and formation of vehicular and pedestrian access and installation of Bio Disc Sewage Treatment Plant – land adjacent to Old Barn, Wollerton, Shropshire – **Permission Refused**

15/02335/PMBPA - Application for prior approval under Part 3 Class Q of the Town and Country Planning Order 2015 for change of use from Agricultural to Residential use – Barn North East of Delta Lodge, Kenstone, Hodnet, Shropshire - **Prior Approval Required and Refused**

15/02427/FUL – Agricultural cattle shed for dairy cows – Marchamley Farm, Marchamley Wood, Marchamley, Shrewsbury, Shropshire – **Permission Granted**

15/02995/TCA - Works to 1 No Cedar Tree, 2 No Lawson Cypress Trees and 1 No Oak Tree as per schedule within Hodnet Conservation Area – Hodnet House, Drayton Road, Hodnet, Market Drayton, Shropshire – **No Objection**

15/03342/TCA - Various works to trees within Hodnet Conservation Area – Hodnet Primary School, Shrewsbury Street, Hodnet, Market Drayton, Shropshire TF9 3NS – **No Objection**

The members of the public left.

57. Accounts

Expenses

K & S Landscapes	Spraying around Hodnet	1912	£250.00
Jane Evans	Clerk Quarterly salary	1913	£925.00
Jane Evans	Clerks itemised expenses	1914	£131.90
H M R C	PAYE re clerk's salary	1915	£250.00
Mrs Bennett	Lyon Hall car park	1916	£105.00
Rainbow Signs & Graphics Ltd	Clean It Up signs	1917	£34.00

Receipts

A Heath	Hodnet Working Mens Club	£113.00
NatWest Bank	Bank Interest	£1.84
C O I F	Dividend - Recreation Ground	£357.76

These expenses were proposed by Councillor MacKie and seconded by Councillor Powell.

Total Balances at Bank as at 10th September 2015:

Current Account	£100.00
Reserve Account	£ 14,436.10
2nd Reserve Account	£ 42,002.58

Conclusion of Audit and Annual Return

The Clerk advised that she had now received the certified Annual Return back from the external auditors, Mazars, and everything was in order. In line with current legislation Sections 1- 3 of the Return have to be

displayed in the Parish Notice Board along with a notice advising members of the public how and where they can apply for a copy of the Parish Councils Accounts if they so wish. It was agreed that a small charge of £2.00 would be payable for these copies.

58. Correspondence

Shropshire Rural Hub Newsletter

Chris Williams, Primo Coffee Company – promoting his business for events

Cavalier Centre, Much Wenlock – Invitation to launch of Disabled Riding Centre

Connecting Shropshire – Faster fibre broadband in Wollerton & September newsletter

Dianne Dorrell, Shropshire Council – Application for grants towards costs incurred to comply with the new DCLG Transparency legislation

Melissa Bebb, Rural, Business and Cyber Crime Co-ordinator – Introducing herself and her work

John Parker – Resident's Complaints

Councillor Alan Cope & Paul Rivers – Caravan Club Poster

John Trotman – Hedges that need cutting back

- a) The Clerk will look into the implications of the new Transparency legislation and liaise with Randall Hardy, who runs the Council's Hodnet website, to see if the Council should apply for a grant towards costs incurred to comply with the new legislation for example publishing the accounts on the website.
- b) The Councillors discussed the complaints received by Councillor Parker. The clerk confirmed that following the meeting at the Recreation Ground in August three further dog fouling signs had been ordered and Councillor Hodge confirmed that he would compose a letter to the individual involved.
- c) The Council discussed the Caravan Club Poster and it was agreed that individual responses would be best.
- d) The correspondence relating to the hedges was noted.

59. Any Other Business

Councillor Hodge advised the meeting that he had received a request from a resident of Peplow for a notice board there. The Clerk was instructed to look into the costings of this with a figure of £100 proposed by Councillor Powell and seconded by Councillor Morgan.

Councillor Trevor had advised the Clerk prior to the meeting that he had received a complaint from a resident of Hodnet regarding the chicken muck which had been spread in the fields close to some of the housing areas. The clerk was instructed to investigate the regulations relating to this matter.

Councillor Powell stated that the work done to cut back and tidy the verges by Marchamley Hall was very welcomed.

There being no further business the Chairman closed the Meeting at 8.45pm

The next Parish Council Meeting is October 29th at Lyon Hall, Hodnet