

Hopton Wafers Parish Council

Minutes of Parish Council Meeting held on Wednesday 2nd June 2021 at Hopton Wafers Village Hall commencing at 7pm.

Present: Chairman Cllr Barry Buffery, Cllr Mark Humpage, Cllr Derek Bytheway, Cllr Harold Deane, Cllr Linda Clayton, Cllr Maria Cook, Cllr Sue Turner, Cllr Tim Evans, Cllr Paul Blakeway and the Clerk Mrs D McBride.

The Chairman welcomed everyone to the meeting and stated that this meeting had been arranged to give due consideration to the planning application for 16 houses at Doddington.

- 136/01 Co-option of new councillors and receive signed Declarations of Acceptance of Office
The Chairman stated that following the recent election the Council had three vacancies. These have been applied for and Cllr Buffery proposed that Paul Blakeway, Sue Turner and Tim Evans were co-opted onto the Council. Council RESOLVED to approve these co-options and Cllr Blakeway, Cllr Turner and Cllr Evans signed their Declarations of Acceptance of Office and joined the Council.
- 136/02 To receive and accept apologies and reasons for Absence from Members
There were no apologies.
- 136/03 Declarations of Interest
Cllr Bytheway declared a non-pecuniary interest in Agenda item 136/05 as his son lives in Doddington.
Cllr Clayton declared a non-pecuniary interest in Agenda item 136/05 as she and her family live in Doddington.
Cllr Blakeway declared an interest in Agenda item 136/05 as he has commented on this planning application.
- 136/04 Public Participation Session
There were 28 members of public present with some people standing outside the room due to Covid restrictions. The Chairman stated that this is a lawfully convened Parish Council meeting and the Minutes will be published in due course. The Chairman proposed temporarily suspending Standing Orders and Public Participation in regards to extending the time constraints for the public to speak. Council RESOLVED to approve this proposal. The Chairman asked if there was a spokesperson or whether individuals wished to speak. It is preferable that a spokesperson makes a statement representing similar interests rather than repeated individual comments as this will be clearer for the Parish Council to note the points raised. An email had been received earlier this evening from the landowner but it was felt that in fairness it should be made publicly available on the planning portal with all other comments rather than just read out.

Points raised:

Planning Process

Council members have mostly read the comments online but will listen to the public this evening, discuss the planning application and make a decision on how the Parish Council feels about the proposals and send their comments to Shropshire Council. Most councillors have access to the internet but some do not and the public were requested to make their comments known in person to the Parish Council. The Parish Council only permitted members of the public to speak after the May Council meeting due to strong public feelings on the proposals. These comments have also been noted.

Unitary Cllr Gwilym Butler explained the planning process needs to be transparent and once all comments are submitted to Shropshire Council, the Planning Officer will make their report and recommendations. If the recommendation is to grant approval Cllr Butler will request the application goes to the Planning Committee for consideration. This may not be until July or September's Planning Committee meeting. Cllr Butler will not get a vote on this application as he is a local member for the area but recommended that local views are represented by a spokesperson at any Committee meeting. There was a site meeting yesterday with members of the Parish Council, applicants, landowner and Housing Officer who looked at every aspect in detail.

Village Hall access

Concerns were raised regarding recent changes to land ownership of parts of the field including access to the Village Hall and possible conflicts of interest as the landowners are also trustees of the Village Hall charity so clarification is being sought from the Charities Commission and Land Registry. There appears to be an inaccuracy in the drawings for the access and concerns were raised as to why the Village Hall access and exit are part of the planning application. It is being proposed to close the current exit. The amended access will be communal for the housing development as well as the Village Hall. Additionally, planning consent can be requested on any land but will not override landowners' permission and any other restrictions.

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Highways

Shropshire Council highway comments will be available when submitted and will be in the Officer's Report. Concerns were raised regarding the amount of hedge being removed to create visibility splays and the impact on the environment.

Number and type of houses

Questions were raised on the high numbers of houses and whether they are needed. Proposals are contrary to the Parish Plan. Cllr Butler said there are 100 people in this area on Homepoint and only 120 of this type of house in Cleobury. This information will all be part of the decision-making process. The Housing Officer's comments are also on the planning portal. It was felt that the Housing Needs Survey from 2016 was out-of-date and that more information should be provided to the community on the type of housing required from the survey. The affordable homes are for rent only, not to buy and the self-build plots have no restrictions in size or for local people. Cllr Butler said the self-builds would have to follow Shropshire Council's policy on style, design and materials but it could be made a condition that these matters would be subject to full planning approval in the future. The density of housing is very generous and could leave opportunity for further housing. Mrs Shingleton, a member of Shropshire Rural Housing Association stated they have built houses in Coreley, Kinlet, Stottesdon and Chorley due to local need as property is not available for younger people. She doubted that the site in Doddington would be extended and was only done in Kinlet due to housing need. The design of the affordable houses is not considered in keeping being mostly wooden, rather than brick or render. Designs look urban and such styling will impact on the rural nature of the village and the character of the AONB.

The intense cluster was raised, all 16 being on one site rather than smaller infill sites, also that the total means a 50% increase in houses in one go.

The views from the location is quoted as a benefit for the new homes but this benefit is being taken away from existing residents. The houses are not being sympathetically placed and contradict the statement that they will have minimal effect in the area. The houses would be very close to the road and some are between 3.5 and 5m above the hedge height. The cluster of affordable houses are next to a working farm.

Drainage

There is no mains drainage/sewage system and excess water will drain into the field below the proposed site. This is in addition to surface water off the common and the main road. Cllr Butler stated that treated water will go into the swale ditch at the bottom of the field but a full drainage proposal is required before the application is considered by Shropshire Council.

Other Concerns

Inaccuracies in planning documents ie quoting a non-existent farm shop selling produce and a drawing with yurts being planned.

Not a sustainable site as there are no community services or facilities currently and nothing being proposed.

No Local Lettings Policy.

Most supporters of the application are not local people and therefore not affected by the application.

At 8.15pm Cllr Bytheway left the meeting.

The Chairman brought the public session to a close and stated we have met with the applicant to discuss the proposals and are aware of everyone's feelings and will take these into account when making our decision.

At 8.20pm Cllr Clayton left the Council table and did not take part in the next item.

136/05 Planning Matters

(a) New Planning Applications:

i) Reference: 21/01665/FUL (validated: 21/04/2021)

Address: Proposed Residential Development Land NE Of The Village Hall, Doddington, Hopton Wafers, Shropshire

Proposal: Hybrid Application for: Full application for 3No. open market dwellings and 8No. affordable dwellings together with two new road junctions and access roads; including new access to Village Hall following closure of its existing access and installation of drainage. Outline application (all matters reserved) for the erection of 5No self-build dwellings.

Applicant: Shropshire Rural Housing Association Ltd (Mr John Green, 59 Lythwood Rd, Bayston Hill, Shrewsbury, SY3 0NA).

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The Chairman stated that Council has heard all the debate and noted that currently there are 43 objections, 12 supporting comments and one neutral comment online. Council RESOLVED to object the proposals. The Clerk will make a full representation of the issues raised by the public and concerns that the proposed development is not compatible with local planning policy and the Community Led Parish Plan but also the Housing Survey is five years old and should be redone.

136/06 Future Agenda Items

There were no further items raised.

136/07 Date and Time of Next Meeting

The next Parish Council meeting will be held on Monday 14th June 2021, 7pm at Hopton Wafers Village Hall. The Chairman thanked everyone for their time and closed the meeting at 8.33pm.

It was agreed at the Parish Council Meeting (Minute Ref 13/04) that these minutes are a true record of the meeting, subject to the following corrections:-

Signed..... S TurnerChairman

**14th June 2021
Date.....**