

Model Railway Exhibition

Saturday 1st November 2008

10.30 to 4.00 pm

Rodington Village Hall



12+ Working Layouts, Model Railway
Sales, Refreshments Free Car Parking.

Admission Charges Adults £3.00, Children £1.00,
Senior Citizens £2.50 Family 2 + 2 £7.00

Arranged by Rodington Model Railway Society
(Supported by Friends from the Gloucestershire
Warwickshire Steam Railway).

Proceeds towards Rodington Village Hall

RODINGTON PARISH COUNCIL NEWSLETTER — Oct 2008

Piggeries Application 0

Barn Restoration 1

(spelt won)

Match report by

Dave Johnson

Remember our last issue where we raised the question why the restoration of a redundant eye-sore of a building was thrown out. In one sentence it was rejected as it was outside prescribed development areas and did not have a social affordable build content. Since when did restoration of one small building constitute a development and how does one divide one dwelling into private and social residence, one asks.

The article posed the question; have the planners planned in decay and zero improvement in areas outside the agreed development villages? We have to return to the question following the rejection of a barn conversion application close to the Parish which was subsequently overturned on appeal. This throws considerable question mark on the validity of the Piggeries rejection

The Planning Department are currently working to a very narrow focused interpretation of their Core Strategy Document and the subsequent LDF (Local Development Framework) which covers all aspects of Borough development to 2016.



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Visit www.rodingtonpc.org.uk

RODINGTON PARISH COUNCIL CONTACTS

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Want to make the Council aware of a situation then write, email or call;

The Clerk; Alison Hinks, 7 The Roseway, Wellington, TF1 1JA
Tel. 01952 272365

Email; the-clerk@rodingtonpc.org.uk

Dates for your diary:

Event	Day	Date	Time	Venue
Monthly Council Meeting	Wed	5th Nov 2008	19.00	Rodington Village Hall
Monthly Council Meeting	Wed	3rd Dec 2008	19.30	Longdon Village Hall
Monthly Council Meeting	Wed	7th Jan 2009	19.30	Rodington Village Hall
Monthly Council Meeting	Wed	4th Feb 2009	19.30	Longdon Village Hall
Monthly Council Meeting	Wed	4th Mar 2009	19.30	Rodington Village Hall

Members always welcome to attend particularly if they have issues of concern to bring to the Council's attention

Visit www.rodingtonpc.org.uk

Rodington Village Hall



Facilities Available;

Capacity for up to 150 people

Kitchen Facilities, Large car park Stage and Changing rooms

Licensed bar (by arrangement) For more or booking enquiries please contact Jean Bonehill on 01952 770429

Rodi's Entertainments. (Preview) (2008/9 Winter Season)

Fri 7th November	Hadley Orpheus Male Voice Choir.
Fri 12th December	Rodi's Christmas Show.
Fri 9th January	Showcase
Fri 6th February	The Shrewsbury Light Orchestra
Fri 6th March	Of One Accord
Fri 3rd April	The Jackfield Elcock Reisen Band.

=====

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.RODINGTON MODEL RAILWAY EXHIBITION

Saturday 1st November 2008

This year Rodington Model Railway Society will be holding their Annual Model Railway Exhibition in Rodington Village Hall on Saturday 1st November. The exhibition is being organised in conjunction with friends from The Gloucestershire Warwickshire Steam Railway.

The event will feature over 14 Model Railway Layouts, plus sales stands, giving an excellent family day out. The exhibition also caters for the ladies by providing craft stalls, together with the opportunity for the very young to have a go at testing their Driving Skills on a Thomas the Tank Engine Layout.

The exhibition is open to the public from 10.30 am until 4.00 pm. Admission Charges are Adults £3.0, Children £1.00, Senior Citizens £2.50, Family 2+2 £7.00. Refreshments available, plus Disabled Access, free Car Parking. Proceeds will go towards improvements of facilities at the Village Hall.



LONGDON-UPON-TERN VILLAGE HALL REGULAR EVENTS

Pathway People, Alternate Mondays, 3:30 - 5:00pm (Doreen Brown 541395 or Rosalie Wheeldon 770247). Restarts Sept. School term.

Line Dancing, Tuesdays 7:30pm (Janet French 770677).

Canine Conundrums, Wednesdays. Contact Carole 01952 410964

Freebie for Gardeners

Available for those able to collect; large supply of well rotted horse manure. Ideal for preparing the beds for next season.

Must bring your own containers and spade, trailer would be better. Please phone Alison Murdoch on 07779 628199 to arrange a suitable time.

Key quotations from Strategic Housing Land Availability Assessment and Core Strategy Documents in regards housings can be itemised thus;

T & W required to develop 26,500 homes in the plan period to 2026. The dwelling completion rates set out by the RSS require a total of:

6,625 homes to be completed in 2006 to 2011.

6,625 homes to be completed in 2011 to 2016.

6,625 homes to be completed in 2016 to 2021.

- **Core Strategy (adopted in November 2007, effective from 2nd December 2007)**

The Core Strategy DPD addresses the key spatial development issues for the Borough and provides a robust strategic planning policy framework that gives a clear understanding of how the Borough will develop physically over the 10 years to 2016. We have had regard in this study to the following relevant core strategy polices:

Conversion of commercial premises. In some parts of the country, there is a significant supply of commercial and industrial buildings that may not necessarily meet the requirements of modern business practices. These may include former mills, breweries, warehouses and similar buildings. Often these buildings are attractive and contribute to local environmental character. Some of these lend

themselves to conversion for residential use and can produce a significant additional source of housing supply. In Telford, trend based information shows that there has been a limited number of conversions of commercial buildings **and it is assumed this trend will continue.**

POLICY CS 7

Rural Area

Development within the rural area will be limited to that necessary to meet the needs of the area. It will be focussed on the settlements of High Ercall, Tibberton and Waters Upton.

New housing development will be expected to deliver affordable housing to the level of 40% of all such development. Outside of these settlements development will be limited and within the open countryside will be strictly controlled.

Amongst Council members there is genuine concern that the interpretation of the LDF plan is far too rigid but officers of the Council seem to have convinced them that **the plan is the plan full stop.**

Clearly the successful appeal demonstrated there is another view. Perhaps commonsense was applied the Strategic Housing Land Availability Assessment document says clearly there are opportunities to convert redundant commercial buildings to housing. In fact T & W purchased such buildings at Wappehshall as part of the Canal restoration and no doubt that this is an application that will pass.

Does an empty piggery not qualify as redundant commercial building?

Policy CS 7 says development will be in the three villages however the key word is "development" as a plural and reinforced by the requirement of 40% social content. So the doctrine does not cover the building of a single dwelling. Furthermore the policy CS 7 says development outside these settlements will be "strictly controlled".

I think 99% of the rural community says thank goodness but strict control implies careful, sensible consideration and

where appropriate **refusal** or **acceptance** of an application.

If the Policy was for **zero** building of single dwellings it would say so.

I was not party to the appeal but suspect the Inspector read the LDF and Core Strategy with an open mind. The Parish Council felt the original application was to the benefit not only of the applicant but the community as well.

It considered the refusal was ill conceived particularly given planning officials asked the applicant to undertake environmental reports to support the application probably costing between £500-£900. To then reject the application on rules the Planning Dept. played a major role in formulating forgive the phrase "was not really cricket".

A nice close to this business would be an invitation from T & W for the applicant to re-apply for objective review by the Plans board. However the owners have decided not to wait for a miracle and have lodged an appeal. We wish them luck.

Rodington & Recycling

You have probably noticed we now have a plastic recycling bank situated alongside the existing banks in the Village hall car park. T & W ask users where possible to swill out empty containers. Saves any odours while you store them prior taking them to the bank. Before transporting to the bank a good squeeze underfoot with swift replacement of top will leave the container as small as possible.

Can you also use the paper bank provided as it is sold to recyclers. The income is shared between the village hall and the Church so a little effort can benefit the whole community directly and well as the less tangible benefit to the planet.

Recycling the paper locally will leave you more room in your roadside collection box for other materials.

Newspapers, magazines, junk mail and envelopes all accepted. As the jingle says "every little helps"



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