

..Chelmarsh Parish Council

Parish council meeting held on Tuesday 24th July 2018 at 7.30pm in Chelmarsh Parish Hall.

Present: Cllrs R Woods (Chairman), P Thomas (Vice Chairman), R Bebb, M Williams, A Davies, D Garrett.

Clerk: Mrs F Morris

Parishioners: 1

Speaker: Mr John Steven

0. Parishioner's time:

Parishioner raised the problem of cars parked along Bakehouse Lane – Clerk had previously reported this to SC but will look into this again.

The dumped aerials have been removed.

Street light – will check to see if this has been repaired.

1. Apologies for absence:

Cllr A Cadwallader (work), R Tindall (holiday). It was **RESOLVED to accept these apologies.**

2. Declaration of interests:

The Localism Act 2011, Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Members are reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the register of member's interests maintained by the Monitoring Officer.

None declared.

3. Mr John Steven – Consultant to FCFM Group.

The meeting was suspended at this point to allow the speaker to outline the proposals for The Astbury.

Mr John Steven confirmed that he was a Consultant for FCFM Group which is a privately owned Investment London Company who specialise in distressed debt.

The Astbury went into administration and the Company purchased this and hope to have pre-planning applications in to SC by the end of the month, full application in October and hopefully planning permission granted by February for work to commence quickly thereafter.

Proposals:

- High quality leisure development
- Golf course to close October 2018 for possibly 18 months to resolve drainage problem etc although staff will be kept on.
- Likely to employ 120 people
- Small equestrian facilities
- Short 9 hole golf course – PAR 3 type
- Full service spa with treatment rooms, mud bath etc (8-12 treatment rooms)
- Leisure pool – for children, fairly shallow with flume
- 5 food and beverage outlets including healthy eating
- 2 sporting facilities – 1 golf clubhouse
- Bowling green and tennis courts
- Bar facilities
- 250-350 (although possibly less than 300) Lodges for accommodation on the main plateau – east side of the river, in valley where current ones were started.

- Good quality lodges are aimed to be in clusters and will not be visibly off site. Separate car park which will not be seen and buggies/bikes will be used on the estate.
- Talking to Severn Valley Railway re: access to Station.
- £15m ~~51m~~ total investment allocated and available.

The Company realise that these proposals will have a significant impact on the local community but Mr Steven will be happy to come to meetings, monthly, quarterly as requested and work together.

Questions/comments to Mr Steven included:

- What will happen in 5 year's time if the company leave? – will be sold possibly to a Pension Fund.
- Access – no traffic will be allowed to sue the back road. There will be a tunnel under the road to access parts of the site.
- Highway is under severe pressure at present and extra traffic this development will generate will make the problem far worse.
- Investment is needed on these roads urgently.
- HGV's will cause enormous damage – will have an obligation to make good.
- A suggestion was made that the access into the old quarry between the Astbury Lane junction and the bridge should be used as visibility is better in this location.
- Main gates into The Astbury will be used – this is on a dangerous/fast road and some traffic calming needs implementing.
- Emergency services will be fully stretched.
- Will this be available for 'locals' – could be sued and perhaps a discount card will be available on changeover day etc.
- Broadband in the area is very poor so perhaps with this new development this will need to be improved so hopefully the whole community will benefit.
- Bridgnorth will not cope with so many extra visitors as car parks etc are already full at weekends.
- A site visit was requested to go and have a look at the plans once available. Mr Stevens confirmed that this would not be a problem.

Chairman thanked Mr Steven who confirmed that any comments made by the PC will be considered at the pre-application stage.

Cllrs RESOLVED to write to SC Planning, Highways and Mr Stevens asking for the following to be considered:

- Roads for construction traffic and future visitors need urgent improvement. The whole road from Bridgnorth through to Highley is in an awful state and urgent major work is required.
- New access suggested at the old quarry entrance between the Astbury road and Eardington railway bridge for this development.
- Right hand turning lane into The Astbury at the bottom of Hays Brook bank – this is a particularly fast stretch of road and Cllrs feel that some improvement should be made here.
- Internet access will be required at The Astbury and due to the very bad connections at present for the Chelmarsh Parish (and possibly Eardington Parish) request that this is taken into account and ensure that a better connection is provided for all residents.
- Traffic calming measures for Chelmarsh Parish.
- Councillors expressed concern regarding the scale of the development which will more than double the current population of Chelmarsh.
- Emergency medical services should be considered.

It was also **RESOLVED TO WRITE TO Mr Steven asking if the PC could meet at The Astbury prior to the PC meeting on the 17th September at 6.30pm then back to the Parish Hall for 7.45pm meeting.**

4. Minutes of last meeting held on 26th June 2018:

These were circulated with the agenda. Cllr Williams asked that his name be added as he did attend. It was **RESOLVED that with this amendment that the minutes be signed as a true record and Chairman signed these accordingly.**

5. Matters arising from minutes:

a) Clerk's update:

Street light at Bakehouse Lane – has this been repaired? I have emailed Eon but no reply received as yet. Cllrs will check again.

Light outside Cobblers Row is still 'orange'. Clerk will check why this hasn't been changed,

New website up and running - <http://www.chelmarshpc.co.uk/>

Parish Hall/neighbour dispute:

Clerk copied into emails from the neighbour at The School House regarding damage to his property. Clerk confirmed that this is nothing to do with the PC but Parish Hall and they have dealt with it.

Fundamentals for Councillors - 25th October 2018, 7pm - 9pm at The Guild Hall, Wilmore Street, Much Wenlock

Negotiate a Better Outcome in Planning - training 12th September 2018, 10am - 4pm at The Lord Hill Hotel, Abbey Foregate, Shrewsbury

Cllr Tindall email:

I have received your e-mail about the next meeting of Chelmarsh Parish Council on Tuesday 24th July but as you will see from this e-mail (sent 27th June) I shall be away in East Anglia for my summer break.

I am, however, in contact as I take my lap top and mobile phone with me.

Is there anything you want me to report on- I am not sure that you have responded to the e-mail about the planning application for the lodges which has been approved, apparently.

Chelmarsh CC re: banner:

We're finally going to do our pre-app and I was discussing things with our prospective frame supplier and he said to ask if Chelmarsh has its "Neighbour development plan" in place yet. I've had a quick look on Shropshire council website and nothing came up, is it in development?

No Plan in place but will await further information from Cricket Club.

6. Planning applications/permissions/refusals:

a) Planning reference: 18/02003/FUL

Development proposed: Erection of a rear extension and other minor alterations including front porch and roofworks

Location: Riddings Farm, Chelmarsh, Bridgnorth, WV16 6BA

Applicant Mr and Mrs David Naylor

This application was discussed and Cllrs raised no objections.

b) Any received after issue of agenda:

Reference: 18/02350/FUL (validated: 08/06/2018)

Address: Spadeley Manor Farm, Chelmarsh, Bridgnorth, Shropshire, WV16 6BJ

Proposal: Erection of sunroom

Decision: Grant Permission

7. Financial matters:

a) Accounts to be paid:

Clerk's fees (paid standing order) plus new salary increase - £xx, HMRC PAYE - £75.20, Npower account £129.79, Web Orchard (new website) - £936.00, Mr Barklam account £300 repairs to gate/play equipment.

It was **RESOLVED to pay these accounts.**

Any others received after issue of agenda – none.

b) Bank statement/Bank reconciliation – initialled by Cllrs.

8. Parish problems:

Mr Kings from The Bulls Head has complained gain regarding the dust caused by South Staffs Water. Damage has also been caused to tarmac close to the Bulls Head. Clerk will report this to SC.

Cllr Thomas asked if 'Broadband/Internet' could be put back on the next agenda.

Road edge dropped 3-4" going into Highley.

Clerk and Cllr Thomas confirmed that following a presentation from Highways at the SALC Area Committee there is no money for any major work as Highways only receive £4 per km per year for work.

9. Reports (if available):

a) Unitary Cllr Tindall: not present.

b) Police – not available.

c) Parish Hall Committee – meeting tomorrow night.

10. Correspondence: includes emails forwarded to Cllrs: (All noted as received unless comments made).

- Information Bulletins
- Fundamentals for Councillors training - Wednesday 26th September 2018, 5.30pm - 7.30pm at Shirehall, Abbey Foregate, Shrewsbury
- Briefing Note: Planning Compliance/Enforcement
- CONSULTATION: Shropshire Council Statement of Licensing Policy 2019 - 2024
- Chelmarsh Cricket Club advertising banner – *await further information.*
- Proposed diversion: FP 12A (part) Chelmarsh – no objections.
- Chelmarsh sludge move – *complaints re: dust/road damage.*
- Presentations from recent LJC Public Meeting
- Community-led Housing event announced to take place Wednesday 19th September.
- Logical Disconnection | 50029212 - Chelmarsh Parish Council - 1490010010690, 1490020010697, 1490080005352

- SC – New Street lighting energy suppliers
- Complaint from Mr Russell, Old School, Chelmarsh (dealt with by Parish Hall)
- Shropshire Council Discretionary Rate Relief Policy review
- ICO - receipt of payment ICO:00010441271 - £40
- SC - Proposed temporary interim suspension of new community led road safety concerns

Any other correspondence received after issue of agenda

11. Policy updates:

- Standing Orders/Financial Regulations – next meeting
- Risk assessment

12. Date next meeting: 18th September or 25th September – subject to agreement.

It was **RESOLVED** to change this to **18th September** and ask for a site visit at **6.30pm** at **The Astbury** with the PC meeting to commence at **7.45pm**.

There being no other business the meeting closed at 9.30pm

Accounts paid:

Npower – final account – £129.79

Information Solutions (new website - £936.00

HMRC PAYE - £75.20

Mrs F Morris - £xx

G Barklam - £300

Signed: Chairman

Date:

Amendment on page 143 made in red, authorised and initialled by Chairman.