

Clun Town Council with Chapel Lawn

MINUTES OF COUNCIL MEETING, HELD AT REDLAKE VALLEY VILLAGE HALL, CHAPEL LAWN ON 3RD AUGUST 2017 AT 7.30PM

PRESENT: Chairman – Cllr. J. Limond, Cllrs. B. Angell, V. Butt, R. Maund, G. Mills

IN ATTENDANCE: 9 members of the public

CLERK: Mrs R. Turner

061/1718 APOLOGIES AND REASONS FOR ABSENCE

Received from Cllrs. Davies, Donaldson, Hurcombe and McVicar.

062/1718 DECLARATION OF ANY DISCLOSABLE PECUNIARY INTEREST IN A MATTER TO BE DISCUSSED AT THE MEETING

No interests declared.

063/1718 DISPENSATION REQUESTS

No dispensation requests had been received.

064/1718 PUBLIC SESSION

(i) *Shropshire Councillor report*

Cllr. Hartin had sent apologies.

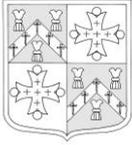
(ii) *Police Report*

No crimes had been reported in the parish.

(iii) *Public comments*

The applicant for a proposed campsite at Jenny Knoll, Woodside spoke. He outlined the following points in response to concerns raised by objectors and the Town Council:

- There is no intention to make an application for a residential dwelling at the site at a later date.
- The utility building will be in the style of a stable block and is to provide a dry area for the campers and storage.
- There is no intention to intensify the number of yurts at the site because himself and his wife see the business as a supplement to their main farming enterprise.
- The site will be supervised by himself and his wife and in their absence a local person will be asked to supervise
- The site is targeted at families and couples and will be a quiet, tranquil site.
- The applicant has agreed to contribute extra funding or works towards widening and hardening of laybys around the area of the proposed campsite.
- There will be no mains electricity and the lighting will be 12V solar lights.



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A member of the public spoke on behalf of a group of neighbours who are signing a letter in objection to the proposal. Their key concerns are:

- The mitigating actions being proposed by the applicant are not based on local knowledge and therefore not adequate
- **Highways**
 - There are inadequate passing places on the lane and there is a need to reverse for large vehicles such as tractors.
 - The lane is a sunken lane and there are only 2 passing places and it is not possible to add further passing places.
 - The lane is badly maintained and banks along the lane are already at risk of collapse and need strengthening.
 - There is a danger to riders and walkers who use the lane if traffic which is unfamiliar with it uses it.
 - Concern that there will be more than 6 cars using the lane and frequent trips.
- **Sewerage/drainage:**
 - Doubt over whether a septic tank is adequate for up to 24 people showering over a two-hour period.
 - Soil in the area is clay and therefore does not drain well
 - A surface water management plan needs to take account of the risk of the lane flooding.
- **Environmental:**
 - The study was carried out in winter when little flora and wildlife would be present and therefore it is not adequate and cannot be used as a basis for assessing the full impact of the application.
 - The site is both a SSSI and situated in an AONB.
 - There are water voles present which have not been taken account of.
 - Concern about fire pits in a wooded area
 - Noise and the amplifying effect of the valley re noise. How will noise be controlled when the site is unsupervised?
 - Noise from the generator
- **Supervision** - Mr and Mrs Roberts live 20 minutes away and there is no mobile phone reception area. Therefore, how will the site be supervised and emergencies dealt with.

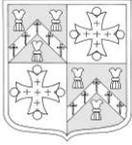
Mr Roberts replied to some of the concerns raised as follows:

- Septic tank being installed is a very sophisticated system
- There will be no more than 6 cars allowed on site
- The generator will be almost silent
- The yurts have two skins with insulation between the skins

Following the comments in the public session, it was **RESOLVED** to bring item 13(b) (iv) forward on the agenda to enable the application to be considered at this point in the meeting. The minute for this item is recorded together with the minutes on the other planning applications considered at this meeting.

065/1718 APPROVAL OF THE MINUTES OF THE COUNCIL MEETINGS HELD ON 6TH JULY & 11TH JULY 2017

It was **RESOLVED** to approve both sets of minutes as being a correct record of the meetings.



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066/1718 CHAIRMAN'S REPORT

The chairman reported that he had attended a meeting of the LJC. He was concerned that the LJC lacked a clear focus. In previous years, the LJC had been able to issue grants to organisations and parishes but it no longer has adequate funds to do this to any great extent. The LJC is primarily about giving information and debating issues and he felt that it did not serve a focused purpose, as it is presently run. The chair drew the Council's attention to a letter about an event being held at Egerton Village Hall on 15th August about grass verge management. It was agreed that a councillor would attend this if possible.

The chairman had been contacted by the High Sheriff of Shropshire who had kindly offered to turn on the Christmas lights on 3rd December. The High Sheriff also wished to interview the chairman regarding his topic for the year about farming in rural areas.

067/1718 CLERK'S REPORT (CTC94/17)

The clerk gave her report which is available on the website. The clerk also highlighted that Severn Trent are coming out to survey the foul vents and that Waterloo Bridge is to be surveyed shortly by Shropshire Council. In regard to cemetery maintenance, it was agreed that it would be sensible to carry out a survey of the trees and it was **RESOLVED** to give the clerk delegated authority to organise this. It was also agreed to ask Councillor McVicar to arrange a headstone check in the cemetery and to record the findings.

068/1718 REPORTS FROM COUNCILLORS ATTENDING OUTSIDE MEETINGS

None.

069/1718 CHAPEL LAWN WARD MATTERS

Cllr. Mills had inspected the noticeboard at Chapel Lawn and felt that it was adequate at the present time. A letter of thanks from the Redlake Valley Village Hall committee, to the Clun Recreation Trust, for the grant towards improvements was noted.

070/1718 HIGHWAYS MATTERS

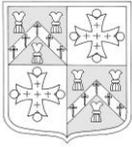
(i) Feedback following meetings with Shropshire Council

Councillors had met with Glyn Shaw and discussed a range of highways issues. Glyn had written asking the council if it wanted to consider whether to make Buffalo Lane one way, coming up the lane. It was agreed to take some further time to consider this.

Councillors had also met with the Shropshire Council Portfolio Holder for Highways, Steve Davenport. He had been very interested in the issues facing Clun and had promised to go away and speak to officers and to look at how the issues can be addressed. The issues discussed ranged from parking, problems with large traffic circulating around Clun, eroded curbs. Clun Bridge was also discussed and it was recognised that this is a symptom which is part of a wider problem. Discussion had also taken place regarding how to improve parking in the town and the need to possibly identify further locations for off-road parking.

(ii) Street light schedule

The clerk summarised the condition report on streetlights. Items were graded from 1 to 5, with 1 being excellent condition and 5 meaning urgent action required. Some of the streetlights were graded as 3 or 4. The



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clerk suggested that the council may wish to consider if in the long term it would be more economical to convert all of the lanterns to LED because the maintenance cost and electricity cost would reduce and at present the council was spending a significant sum on maintenance each year. The clerk suggested that a Public Works Loan Board loan may enable the council to fund LED lights for approximately the annual cost of the maintenance of the current lights at. The clerk was instructed to obtain an estimate from the current maintenance contractor to convert all the lights to LED and any further work which may be needed to the columns of brackets. The clerk was also asked to find out about the interest rates on PWLB loans. A business case would need to be evaluated and consulted upon before reaching a decision. The factors to be considered would include whether any light should be removed and if any further lights should be turned to part night operation. It was noted that this would only relate to the Town Council's lights, not the lights managed by Shropshire Council which are basically the lights along the main A road.

071/1718 CHRISTMAS LIGHTS

Arrangements for the Christmas lights were discussed. It was noted that last year there had not been lights by the river or over the bridge and that these locations are more difficult for the fire service to reach when erecting the lights. Councillor Hurcombe had also suggested that the lights be extended to the end of the High Street. It was **RESOLVED** to ask Councillor Hurcombe to look into locations for the lights and to come up with a proposal, including obtaining consent for siting lights on properties and arrangements for who would pay for the electricity.

The clerk said that where lights cross the highway, such as the corner of The Square by the Spar, consent is needed from Shropshire Council Highways and the lights have to be placed on a fixing designed for that purpose. It was **RESOLVED** that the chairman would complete an application form for this and that Highline Electrical would be asked to install a suitable anchor fixing and test the lights.

072/1718 PLANNING ITEMS

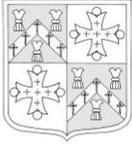
a) Planning Notifications – for information only

- (i) 17/02526/LBC - Harpton House , The Square, Clun, SY7 8JA
Works to roof pitches
Decision: Grant Permission
- (ii) 17/01178/FUL -Squire Farm, Chapel Lawn, Bucknell, Shropshire, SY7 0BW
Use of land for stationing of three 'shepherd's huts' for occupation as holiday accommodation
Decision: Grant Permission
- (iii) 17/02326/FUL - Ashes Bank , 19 School Road, Clun, SY7 8JQ
Erection of conservatory, garden shed, greenhouse and pavilion
Decision: Grant Permission
- (iv) 17/02089/FUL -2 St Georges Place, Clun, SY7 8JL
Erection of extension and alterations to dwelling
Decision: Grant Permission

b) Planning applications for consideration, including re-consultations

- (i) 17/02949/FUL - Quarry Farm, Pentre, Bucknell, Shropshire, SY7 0BU

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Erection of an agricultural storage building

RESOLVED to make no comment.

- (ii) 17/02717/FUL & 17/02718/LBC – 4 Bridge Street, Clun

Erection of two storey rear extension affecting a Grade II Listed Building (re-consultation)

RESOLVED to comment that the Town Council notes the reduction in scale and has no further comments to make. The TC felt that in this case is the role of officers to assess if the application is acceptable.

- (iii) 17/03402/FUL -Little Hobarris, Hobarris, Bucknell, Shropshire, SY7 0BX

Proposal: Formation of a 60 x 20 metre horse exercise area for private use to include change of use of land to from agricultural to equestrian

RESOLVED to make no comment.

- (iv) 17/01380/FUL - Proposed Camping Site At Jenny Knoll, Woodside, Clun, Shropshire

Change of use of land to form camping site to include the erection of 6 self-contained yurts for holiday lettings; one amenity building; installation of sewage treatment plants (re-consultation)

RESOLVED to object for the following reasons:

The objections previously raised remain and the TC wishes to highlight the following points:

Traffic - the road is a single track slippery access road with unstable banks and very limited opportunities for passing and it would be very difficult to create additional passing places. Therefore, volume and safety of traffic is still a concern even if mitigation is put in place and the council feels there is limited scope to put in place mitigation due to the nature of the access.

Parking - it is a concern that in reality even one family may bring two cars e.g. if bringing bikes/equipment with them. This is likely to lead to vehicles parking off site causing hazards on local roads.

Environmental issues - The surveys were done in January when limited flora/fauna would have been present. A summer survey needs to be done. The TC understands that the applicants intend to use a borehole for fresh water but this is not evaluated in the application. In terms of noise, the site is quite isolated and noise would change the tranquil character of the valley.

Supervision - concerns regarding lack on supervision, particularly given the remote location of the site and poor mobile signal in event of emergencies.

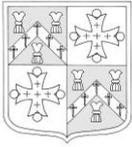
Local objection - there is a high level of local objection.

Location - the application site is some distance from Clun by foot and up a steep incline and therefore the accessibility of the site is inconsistent with CS16/CS5. This is particularly relevant in light of the concerns about traffic issues as people may use their cars if they do not wish to walk.

- (v) 17/03694/TEL - Proposed Telecommunications Base Station North Of Woodside, Clun, Shropshire

Application for installation of base station under Part 16 of Schedule 2 to the Town and Country Planning (GPD) (England) Order 2015 as amended under the Telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003.

RESOLVED to support the application as improved mobile coverage is much needed. It was agreed to request that all four UK networks be allowed to site their apparatus on the mast.



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073/1718 FINANCIAL ITEMS

a) Q1 budget report

The clerk summarised the report and noted that overall the spend to date is 22% of the budget and therefore it is roughly on target at this point in the financial year. The reconciled balance is £63,991.81.

b) Review of fixed term tariff British Gas (for the toilets)

It was noted that the council's fixed tariff with British Gas ends on 14 September 2017 and that the electricity price would increase significantly if the council does not enter into an alternative fixed term tariff. The chairman said that he felt it would be prudent to look at other suppliers and highlighted a company called Beyond who go to the market to identify the best rate. He agreed to send the clerk details to obtain a quote.

c) Payments due

It was **RESOLVED** to approve the following payments:

Payee	Item	Ref no	Chq. no	Net	VAT	Gross
A Wallace	Grass cutting	P38-1718	37	£30.00	£0.00	£30.00
Highline Electrical	Street light maintenance	P39-1718	38	£1436.00	£287.20	£1723.20
R Turner	Expenses July	P40-1718	39	£147.35	£9.47	£156.82
SALC	Training	P41-1718	40	£75.00	£0.00	£75.00

d) Payments already made

It was further **RESOLVED** to approve the following payments already made:

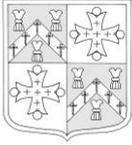
Payee	Item	Ref no	DD/SO	Net	VAT	Gross
British Gas	Electricity	P36-1718	DD	£366.63	£18.33	£384.96
R Turner	Salary July	P37-1718	SO	£540.24	£0.00	£540.24

e) Grant request from Crane Counselling

This is not an organisation specific to the parish and it was **RESOLVED** not to award them a grant at the present time.

f) Income received

Payee	Item	Ref no	Amount
Law	Memorial	R5-1718	£130.00
Shropshire Council	Environmental maintenance grant	R6-1718	£1961.23



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074/1718 CORRESPONDENCE

The following correspondence was noted and actions agreed:

(i) *SALC Info Bulletins*

Noted.

(ii) *Future Fit & health related bulletins*

Noted.

(iii) *Letter from MP re transport issues*

Noted that the MP had offered to attend a meeting regarding this issue. This would be followed up once a response was received from Shropshire Council's portfolio holder

(iv) *Letter of thanks from Bridgnorth and Crucial Crew.*

Noted.

(v) *Letter from High Sheriff of Shropshire*

Noted, as per chair's report.

(vi) *Notes from MP's meeting*

Noted.

(vii) *Lamp post poppies*

The council did not wish to pursue this.

(viii) *Fire safety note*

Noted that this was not applicable to the parish.

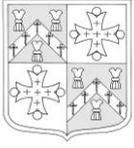
075/1718 CONSULTATIONS

(i) *Fire Service – proposal for Police Commissioner to take over its governance*

It was **RESOLVED** to object to the proposal and endorse the comments of the Shropshire Fire service in relation to this matter.

(ii) *Libraries Strategy – Shropshire Council*

To be reviewed at the next Council meeting.



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(iii) Parking Strategy – Shropshire Council

To be reviewed at the next Council meeting.

076/1718 CLERK'S ANNUAL LEAVE

The clerk advised the council of proposed dates for her summer annual leave and this was agreed.

SIGNED (CHAIRMAN)

DATED