

# **GREAT NESS AND LITTLE NESS PARISH COUNCIL**

Minutes of a meeting of Great Ness and Little Ness Parish Council held in Little Ness Village Hall on Tuesday 6 September 2016 at 7.30pm.

**Present:** Cllr David Nunn (**Chairman**), Cllrs Mike Arthur, Phil Brooks, Ken Bustard, Tom Evans, Miss Eleanor Gilbert, Miss Sue Peters and Jonathan Tailyour.

**In attendance:** Anne Chalkley – Clerk/RFO. Shropshire Councillor David Roberts, Shropshire Council Community Action Officer Mathew Mead. Shropshire Council Countryside Team, Mark Blount. Public: 9

70/16 **TO ACCEPT APOLOGIES FOR ABSENCE** – None.

71/16 **SPEAKERS:**

a) **Member of Shropshire Council CIL Team** – In the absence of a member of the CIL team, Mathew Mead reported is the CIL levy on Market Housing and that the Parish Council would be receiving next April 2017 £8,500 towards the Parish Council's Neighbourhood Fund and it will need to be spent within 5 years. This money can be spent on Parish Council's projects such as Little Ness Car Park and the AED's.

b) **Mark Blount, Shropshire Council Countryside Team** – *on the future of Nesscliffe Country Park.* Mark reported that his team was responsible for countryside parks and play areas across the county. A number of services were going to be decommissioned and the country parks were one of them. The funding ends in 2018 and the Countryside team are looking to Parish Councils to ask if they would be willing to help and contribute towards the upkeep of these parks. He said that they were looking at other ideas of funding such as car park charges. It cost in the region of £220,000 to keep these parks going and due to the funding cuts, they have costed out the parks by hectares and the budget for Nesscliffe Country Park is £38,031.

The members asked Mark what the £38,031 was spent on and Mark explained it was for admin, staffing and overheads, but he had spent £30,000 on tree surveys and £10,000 on cliff repairs this year. He was also involving Ryton XI Towns Parish Council and if no contributions were forthcoming from either Parish Council then the team may have to run the park on a minimal budget. The members and residents did point out to Mark that this park is widely used, not only by the surrounding parishes, but people from all over the country. It was also pointed out by a resident that last year Shropshire Council sold Hillside Farm which was originally bought with Nesscliffe Hill in the early 80's for £325,000 and could this money not go towards the running of Nesscliffe Countryside Park.

c) **Future of Local Services** – Cllr Roberts reported that Election will take place next May and council are hoping not to have any bad news until after the election. Library, theatres and leisure will be taking a cut and there will be a massive Council tax increase next year as well.

72/16 **DISCLOSURE OF PECUNIARY INTERESTS** – Cllr Nunn declared his pecuniary interest in agenda item 78/16 (1). Cllr Arthur declared his pecuniary interest in agenda item 78/16 (1) and (7).

73/16 **DISPENSATION** – None

74/16 **PUBLIC PARTICIPATION SESSION** – *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Marion Kuipers asked if Cllr Roberts could ask Shropshire Council if the money for Hillside Farm could be used for the running of Nesscliffe Countryside Park. Cllr Roberts agreed to find out what happened to this money and ask if this money could go towards the running of Nesscliffe Countryside Park.

Andy Haslewood objected to planning application 16/02683/FUL and circulated information for the councillors to see. He explained his objections to the Parish Council and asked if they would refuse this application.

Mike Robins said that the Parish Council should not be comparing the previous application with the one that is now to be decided and would the Parish Council please look at the application as a new

one.

Zia Robins was concerned that planning application 16/03399/REM was in a very narrow road and really needed a turning space in the entrance.

Zia Robins reported on Adcott Bridge. Richard Knight has obtained a quote for doing work to repair/replace the existing bridge structure to produce a bridge that will look similar to the attractive old bridge that was damaged by floods. Richard is currently getting further quotes for replacing the existing damaged bridge with a much more basic modern structure that will do the job, but will not look as attractive as the old bridge. He has been held up on this as people are currently on holiday. Shropshire Council decision makers will then decide how much they will be able to contribute towards the cost of a replacement bridge. Following this it will be necessary for interested parties - Baschurch and Great Ness & Little Ness Parish Councils, User Groups, Residents, landowners etc. to meet to decide which of the bridges they wish to see in place, and to look at ways of raising the balance of funding necessary to complete the work.

75/16 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 5 July 2016.

76/16 **REPORTS** – To consider the following reports:

- a) Clerks progress report – nothing to report
- b) Police Report – Police Report can be found on the website
- c) Shropshire Council – Cllr David Roberts reported the cuts taking place by Shropshire Council. He informed the members that he would not be standing at the May 2017 elections and if anyone was interested in becoming a Councillor, to please speak to him.

77/16 **PLANNING** – *Planning Notifications (for information only)*

- 1) **13/04318/FUL** - St. Chads Farm, Nesscliffe, Shrewsbury, SY4 1DG - Conversion of existing agricultural storage building into two dwellings with associated parking and amenity space. **Awaiting decision.**
- 2) **14/02385/EIA** - Foxholes Buildings, Little Ness, Shrewsbury, Shropshire - Erection of three poultry rearing buildings, eight feed bins and other ancillary buildings, landscaping including ground modelling and tree planting. **Grant Permission.**
- 3) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire - Outline application for the erection of 8No dwellings (to include access). **Registered.**
- 4) **14/05257/FUL** - Proposed Dwelling Adj Hopton Farm, Nesscliffe, Shrewsbury, Shropshire - Erection of a Single Plot Exception (SPE) affordable dwelling and formation of access – **Awaiting decision.**
- 5) **15/02159/MAW** - Land Adjoining Foxholes Farm Buildings, Little Ness, Shrewsbury, Shropshire - Erection of extension to storage clamps for Anaerobic Digester (AD) Plant. **Awaiting decision.**
- 6) **15/03377/FUL** - Gate House, Nesscliffe, Shrewsbury, Shropshire, SY4 1AY - Erection of a detached garage. **Awaiting decision.**
- 7) **16/00327/REM** - Proposed Dwellings At Wilcot, Kinton, Shrewsbury, Shropshire - Application for approval of reserved matters (appearance, layout, scale and landscaping) pursuant to permission 14/03619/OUT for the erection of 2 no. dwellings. **Reconsultation due to Amendment** on application 16/00327/REM - Proposed Dwellings At Wilcot. **Awaiting decision**
- 8) Proposal: Application for approval of reserved matters (appearance, layout, scale and landscaping) pursuant to permission 14/03619/OUT for the erection of 2 no. dwellings. **Awaiting decision.**
- 9) **16/00670/REM** - Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire - Outstanding reserved matters application in relation to appearance, layout and landscaping further to outline approval 12/00821/OUT and reserved matters approval for scale 13/02901/REM. **Awaiting decision.**

- 10) **16/01808/REM** - Proposed Dwelling East Of Green Meadow, Little Ness, Shrewsbury, Shropshire- Reserved matters application pursuant to 15/01330/OUT for the erection of 1No dwelling and detached garage (to include details of access, appearance, landscaping, layout and scale). **Grant Permission.**
- 11) **16/01854/REM** - Kinton House, Kinton, Shrewsbury, Shropshire, SY4 1AZ- Approval of Reserved Matters (appearance, layout, scale) pursuant to 14/04672/OUT for the erection of one dwelling and detached garage with first floor living accommodation. **Awaiting decision.**
- 12) **16/02032/OUT** - Proposed Dwelling North Of 18, Valeswood, Little Ness, Shropshire - Outline application for the erection of one open market dwelling to include means of access. **Awaiting decision.**
- 13) **16/02361/REM** – Proposed Residential Development Land, Wilcot – Reserved Matters Application pursuant to Outline Application 14/03070/OUT for the erection of 2 No 3 bedroomed detached dwellings with detached double garages and formation of new driveway and vehicular access on land between Longmore House and Greenacres, Wilcott. (amended description) (to include appearance, landscaping, layout, scale). **Awaiting decision.**
- 14) **16/02513/OUT** – Site Adjacent to Lady Fern Cottage, Felton Butler – Outline application for the erection of a detached dwelling and a garage to include access. **Awaiting decision.**
- 15) **16/02258/PMBPA** – Red House Farm, Little Ness – Application for prior approval under Part 3, Class Q of the Town & County Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to residential use. **Prior Permission not needed.**
- 16) **Reconsultation due to Amendment on application 16/01808/REM** – East of Green Meadow – Reserved matters application pursuant to 15/01330/OUT for the erection of 1No dwelling and detached garage. **Grant Permission.**

78/16 **PLANNING APPLICATIONS** – *Council to make decision*

**Cllrs Nunn and Arthur left the room.**

1) **Reference: 16/02667/FUL** (validated: 04/07/2016)

Address: Poultry Broiler Units, Great Ness, Montford Bridge, Shrewsbury, Shropshire

Proposal: Erection of an extension to an agricultural building for renewable energy biomass boiler room and open storage for agricultural purposes and all associated works

Applicant: Great Ness Poultry Ltd (Mr Edward Warner, Kinton Farm, Nesscliffe, Shrewsbury, Shropshire, SY4 1AZ)

**Decision:**

The Parish Council wish to object to planning application and the reasons for the objection are as follows:

1. This application will further industrialize this area of the parish. The visual impact will be considerable, in particular from the vantage point of Nesscliffe Hill and Great Ness, areas visited and enjoyed by so many people, who wish to enjoy the beauty of the countryside. Already attempts to shield the chicken farm from public view have proved inadequate, the addition of this biomass boiler room will only add to a highly visible industrialized complex, so out of keeping with rural nature of the parish.

2. The introduction of this biomass boiler will inevitably increase the smell and flies, already prevalent in this area. As Shropshire Council are aware there have been several complaints in respect to the noxious smells, since the chicken farm was built. The suggestion that by extending the height of the chimneys will mitigate the local fallout from pollutants will only extend the range of such fallout.

3. The suggestion, by the applicant, that this is somehow a 'sustainable development' is questionable. The economic benefits of employment for 3 people are not a significant contribution to the local area and the social and environmental role have already been identified and are clearly all negative.

**Cllrs Nunn and Arthur returned to the room.**

- 2) **Reference: 16/02683/FUL** (validated: 06/07/2016)  
Address: Proposed Dwelling To The South Of, Little Ness, Shrewsbury, Shropshire  
Proposal: Erection of one dwelling with detached ancillary building and formation of access  
Applicant: Mr J Homden Esq (142 Longdon Road, Shrewsbury, Shropshire, SY3 7HT)  
**Decision:** The Parish Council wish to object to this application for the following reasons:  
This application is not supported by SAMDEV and local plans. SAMDEV S16(ix) identifies Little Ness as a Community Cluster within the Parish of Great Ness and Little Ness. Development in the clusters is limited to infilling/conversions of buildings on suitable sites within the villages, **with a housing guideline total for all six clusters of 10-15 dwellings over the period to 2026.**  
In the last 2 years, planning approval has been granted for 12 properties (outline or full permission) in Little Ness alone. It is clear Little Ness has already far exceeded the identified allocation for one of the six community clusters.  
SAMDEV Policy MD3 states that where a development would result in an increase beyond the targets set S16 (ix) decisions will have regard to benefits arising from the development.  
This application is for a property with, at least, six bedrooms, a size and scale far beyond the requirements of the community as detailed in the Parish Plan (Parish Development, paras 1,2 and 3), the Housing Survey 2011 (conclusions, para 8) and SAMDEV 16.2 (iv).  
Decisions should also have regard for the impact of the development. A very recent decision to move the property much closer to the road, may well have improved the visual amenity for the residents but it has also significantly affected the visual amenity of their near neighbour.
- 3) **Reference: 16/03306/OUT** (validated: 27/07/2016)  
Address: Proposed Dwelling At The Prill, Nesscliffe, Shrewsbury, Shropshire  
Proposal: Outline application (all matters reserved) for the erection of one dwelling and all associated works (re-submission)  
Applicant: Mr Gary Staley (2 The Prill, Nesscliffe, Shrewsbury, Shropshire, SY4 1DD)  
**Decision:** No objections.
- 4) **Reference: 16/03413/REM** (validated: 19/08/2016)  
Address: Proposed Residential Development Opposite The Crescent, Nesscliffe, Shrewsbury, Shropshire  
Proposal: Reserved Matters pursuant to Outline planning application 13/04757/OUT (landscaping, scale, appearance and layout) for residential development of 30 dwellings  
Applicant: Shrewsbury Homes (C/o agent)  
**Decision:** The Parish Council wishes to object to this application for the following reasons:  
1. The decision of the Planning Officer to request that the applicant complies with SAMDEV S16.2(IV): (Nesscliffe), is fully supported. However SAMDEV also required developments in Nesscliffe to be confined to a maximum of 10 houses, predominantly 2/3 bedroom properties. The Planning Officer will be aware that the figure of 15 properties is the total number for the period up to 2026, it would not be unreasonable for development to be staged, such that SAMDEV is complied with. The Planning Officer is asked to request the applicant to comply with this aspect of SAMDEV guidance.  
2. There was an intention for the developer to provide a pedestrian crossing, there is no evidence that this promise will be kept.  
3. The promised pedestrian entrance is not evident in the application.  
4. There is no provision for access to the sewage system.  
5. The proposed development has not made use of the available space, the development is far too cramped.  
6. The applicant has not met the requirement of the NPPF, para 66, *that requires applicants to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.*
- 5) **Reference: 16/03505/FUL** (validated: 10/08/2016)  
Address: Proposed Beauty Salon/Dwelling, Land Adj. 6 Holyhead Road, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB  
Proposal: Erection of a new building to accommodate a ground floor beauty therapy business and first floor two bedroom apartment  
Applicant: J C and M W Suckley (Care Of Balfours LLP , New Windsor House , Oxon Business Park, Shrewsbury, Shropshire, SY3 5HJ)  
**Decision:** No objection.

- 6) **Reconsultation due to Amendment on application 16/02361/REM** - Proposed Residential Development Land  
Proposal: Reserved Matters Application pursuant to Outline Application 14/03070/OUT for the erection of 2 No 3 bedroomed detached dwellings with detached double garages and formation of new driveway and vehicular access on land between Longmore House and Greenacres, Wilcott. (Amended description) (to include appearance, landscaping, layout, scale)  
**Decision:** The Parish Council wishes to continue its objection to this application and will do so, until the applicant fulfils his avowed intention of siting the development such that there is no prejudicial impact on the amenity of neighbouring properties, including 'over-bearing physical presence' and, overlooking and loss of privacy (extract from the design and access statement). The solution is obvious; it remains a mystery as to why the applicant will not re-position the development.  
The Parish Council would also reiterate the need to move access to the development to the existing drive for Longmore House. The applicant is well aware of the problems with the narrow single lane that carries so much traffic, enabling the residents of Wilcot and Kinton to access services in Nesscliffe and further afield. The introduction of the new access will add to the problems for vehicle users, cyclists, and walkers. The new access will only increase the risk of accidents to these many users of this narrow lane.

**Cllr Arthur left the room.**

- 7) **Reference: 16/03399/REM** (validated: 26/08/2016)  
Address: Residential Development Land To The NW Of, Little Ness, Shrewsbury, Shropshire  
Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/02026/OUT  
Applicant: Mr Guy Davies (Red House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG)  
**Decision:** No objections.

**Cllr Arthur returned to the room.**

79/16

**PARISH MATTERS –**

- a) **Email from Ian Kilby of Shropshire Council Planning Department.** Mathew Mead reported that due to increase in planning applications and staff cuts, Central Government is introducing new measures to try to get Councils to approve more applications more quickly and recommend that from the point most applications come in (validated by Shropshire Council) they should be assessed and a decision made within 8 weeks for most development types; for major projects a 13 week period is allowed; and in some very complex large cases up to 26 weeks is allowed if both the local authority and applicant agree to the extended timescale. However the majority of planning applications Shropshire Council receives they should be assessed within 8 weeks.

This shorter timescale does put pressure on everyone to get applications through the process as quickly as possible; from publishing the application, making sure everyone has a chance to give their views on it and for the officers to make a recommendation. Shropshire Councillors also need to be given the chance to review applications and decide on whether they should be considered by a Planning committee.

It is against this back ground that Shropshire Council are proposing to make some changes to the planning system, which includes (I think) a 31 day period for consultation; a move to electronic only communication with Town and Parish Councils, and more training for Town and Parish Councillors to help them make assessments on applications more quickly. I think the aim is for the changes to start on 1st April 2017, and between then and now the Planning Department will be working with the Shropshire Association of Local Councils (SALC) to consult with Town and Parish Councils over the changes.

From our perspective in the Community Enablement Team we do think that there might be some difficulties with this approach.

As you say most Council's only meet monthly, and some less frequently. This will potentially mean Councils need to arrange additional meetings to assess planning applications; or to appoint planning sub committees to review applications; or delegate some powers to the clerk to decide which planning applications need to be discussed in full by the Parish Council

Lack of access to broadband or computers will also make it difficult for Councillors to review applications if they don't have paper copies to look at; but this could be overcome by councils purchasing laptops and projectors with which to view plans at meetings.

Members of the public also need to be aware of planning applications in their area, and be able to comment on them and often this is through their local Town and Parish Council, although now it is easier to sign up to notifications to get details of planning applications in your area by email.

Cllr Evans reported that your suggestion that the Parish Council can convene additional meetings to meet deadlines presents problems with ensuring that the public are given reasonable notice of such a meeting, that sufficient councillors are available and that additional funding is identified for the venue and the clerk's time. By the time the meeting has been arranged, it is probably close to the next scheduled meeting! You may not be aware that planning has a very high profile in this parish and always attracts considerable interest from the public. The public interest is shared by the Parish Council, all of whom want to participate in the discussions concerning any planning matter. There is no question of delegating planning responses until those discussions have taken place.

After discussion it was **AGREED** that Cllr Evans put together a response to be sent to Ian Kilby.

- b) Great Ness and Little Ness Maintenance Sites – The Clerk reported that Mathew Mead had kindly sent the map showing the areas Shropshire Council maintain within the parish. This is to be kept as information if and when needed.

80/16 **PAYMENTS TO BE APPROVED** – It was **RESOLVED** to be approved and signed the following payments:

Cheque No	Payment to	Description	Net	VAT	Gross
10476	Anne Chalkley	Salary July - September 2016	1543.35	0.00	1543.35
10477	HMRC	NI Contributions	1.60	0.00	1.60
10478	Anne Chalkley	Expenses	96.82	0.45	97.27
10479	Graham Taylor	Churchyard 4th and 18 July	140.00	28.00	168.00
10480	Shropshire Youth Ass	Partnership agreement April-Sept	1750.00	0.00	1750.00
10481	Shropshire Youth Ass	Partnership agmt Oct 16-Mar 17	1750.00	0.00	1750.00

DD	Payment to	Description	Net	VAT	Gross
02.06.16	Scottish Power	Playing field hut 03/10/14-7/4/16	21.14	1.04	22.18
25.07.16	Scottish Power	Street Lights 31/3/-30/6/16	60.96	3.05	64.01

81/16 **PAYMENTS** – *To approve and sign payments after the agenda has been sent out.*

Cheque No	Payment to	Description	Net	VAT	Gross
10482	Graham Taylor	Churchyard 2,15 & 31 August	210.00	42.00	252.00

82/16 **FINANCE** – It was **RESOLVED** to approve and sign the following:

- a) Bank Reconciliations to July 2016
- b) Receipts and Payments July 2016
- c) Bank Statement/s

83/16 **PROCEDURAL DOCUMENTS**

- a) **Financial Regulations** – It was **RESOLVED** to adopt the new amendments to the Financial Regulations.
- b) **Training Policy** – It was **RESOLVED** to approve and adopt the Training Policy.
- c) **Parish Council Meeting Dates for 2017** – It was **RESOLVED** to agree the dates for 2017 and to only have one Annual Parish Meeting alternated between each Village Hall.

84/16 **PLAYING FIELDS** – The Clerk reported that she had not received the quotation from Graham Taylor and therefore this item was deferred to the next meeting.

85/16 **YOUTH CLUB –**

- a) Cllr Miss Gilbert reported that as it was the first meeting back after the summer break, there were only 8 members, but she hopes that new members will attend and some of the older ones. She informed the members of an accident in the July when a window was broken by a ball and she was still waiting the bill.
- b) Youth Funding update email from David Fairclough and Mathew Mead. Mathew reported that he thinks there is a slight error in the email that my colleague David Fairclough sent out, as Nesscliffe Youth Club should have been included along with Ford and Hanwood Youth clubs in receiving a grant of £500 for the 17/18 financial year, but then no funding (in line with the other areas from the 2018/19 financial year onwards). Our aim is to try and have all the youth clubs in the area to be self-sustaining in terms of funding by the start of the 2018/19 financial year, and I think with the precept money that Great Ness and Little Ness Parish Council put into Nesscliffe Youth Club that should be possible, especially with the fundraising the group do for themselves. That would allow them to continue to employ Lee through the Shropshire Youth Association

86/16 **AUTOMATED EXTERNAL DEFIBILATOR (AED) –** Cllr Bustard reported that six people attended the training course and they were given a free AED from the Ambulance Service and it is in the Guard Room in Nesscliffe Training Camp. He had spoken to the owner of Nesscliffe garage and he is very willing to have the AED on his wall. Cllr Bustard said that we still need to purchase two more AED's, one for Wilcot and the other for Little Ness and the Clerk had informed him that we may be able to put one of the AED's in the telephone kiosk and we could now look at purchasing these two AED's with the Neighbourhood CIL money. After discussion it was **RESOLVED** to purchase the cabinet for the AED and to install it on the garage wall.

87/16 **COLLAPSE OF ADCOTE MILL BRIDGE –** The Clerk had received an email from Shropshire Council, Countryside Maintenance Manager, Richard Knight, to say that he only needs a few more estimates of cost before being able to progress. Essentially he needs to know the cost of replacing a similar looking structure (pretty) versus a utilitarian structure that does the job (not so pretty). This is for the decision makers to determine how much Shropshire Council would be able to contribute towards a replacement. The negotiation on funding and with interested parties can then begin.

88/16 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

Cllr Nunn reported that he had seen the email informing the Council that the Wall memorial will be repaired very soon, but he asked the Clerk if she could ensure it is repaired before the Remembrance Day service.

Cllr Brookes reported that nettles had grown up the Great Ness notice board and he had cut it back a few times in the past. The Clerk was asked to contact Graham Taylor to see if he could cut back the nettles as and when needed.

Cllr Arthur asked for a bin for Little Ness Village Hall. The Clerk informed Cllr Arthur that as it was not the responsibility of the Parish Council for him to contact Shropshire Council.

89/16 **CORRESPONDENCE –** Came & Company letter

90/16 **NEXT MEETING –** 4 October 2016 Little Ness Village Hall at 7.30pm.

**Meeting Closed 9.30pm.**