

GREAT NESS AND LITTLE NESS PARISH COUNCIL

Minutes of Council Meeting of Great Ness and Little Ness Parish Council held in Nesscliffe Village Hall on Tuesday 4th September 2018 at 7.30pm.

Present Cllrs. Arthur (Chairman), Brooks, Gilbert, Mullis, Pearce

Absent: Cllrs. Nunn, Peters, Turner, White

In attendance Shropshire Councillor Ed Potter, 6 public

Clerk Mrs R. Turner

49/1819 **APOLOGIES FOR ABSENCE**

Received and accepted from Cllrs. Nunn, Peters and Turner.

50/1819 **DISCLOSURE OF PECUNIARY INTERESTS**

Cllr. Pearce, 56/1819 (6). Cllr. Arthur, 56/1819 (2)

51/1819 **DISPENSATION**

None.

52/1819 **PUBLIC PARTICIPATION SESSION**

Amy Henson of Berrys updated on the development at The Crescent, Nesscliffe.

Phase 2 (western side of the road only) has been amended to show a total of 31 dwellings for the North Western Site. The previous layout had a total of 25 dwellings with public open space of 2060m² and a total number of bedrooms at 100. The number of units has gone up but the overall combined floor areas have come down (4083.4m² down to 3884.5m²).

The changes are proposed for two reasons - the first being the fact that the sewer was found to be in a different location to what we understood and the second being a significant demand and waiting list for the 3 bed house type 'Stowe' within Phase 1. We have designed a 4 bed 'Stowe' as well to try and meet this demand and to provide a little variety to the development. The Stowe house type which has a smaller floor area than the previous 4-bedroom detached dwellings it would replace – which has enabled us to provide an additional 6 dwellings on the proposed revised layout without compromising open space provision or parking. The changes more closely reflect the layout of Phase 1 which makes the development more in character and enabled the development to be 'pulled back' from the roadside, providing a greater area of open space along the roadside. The 'Stowe' house type doesn't typically come with a garage. The majority have therefore been removed resulting in a density of development which appears less than the originally approved scheme.

A greater variety of external materials will be used in Phase 2 – additional brick type, rendered dwellings and additional roof tile to the mix. Different porch designs and potential window styles have been incorporated to help provide variety and identity to the development.

The developer has provided the following information to highlight the demand and interest in the development:

Within phase one we have all 2- & 3-bedroom properties sold with the first 4 plots having moved in. None of the seven 4-bed detached dwellings have been sold. We are now offering part exchange on the 4-bed detached to try to sell these. The 3 bed house type "Stowe" has proved very popular, with a current waiting list of 20, who are waiting to see if we are able to gain permission for the two further 3-bed dwellings on phase 1 and the house type revisions to phase 2."

Over half of the waiting list are local or have local ties to Nesscliffe. We cannot start phase 2 which at present is mainly 4 & 5 bed properties unless we are able to change many of the dwellings from 4 bed to 3 bed which is what the market is wanting. Had the seven 4-bed dwellings sold we would have the confidence to build more 4-bed dwellings.

Less CIL payment will be received as the floorspace is lower (200 sq. metres less). Play space is along the road but meets minimum standards. It was noted that the public had disagreed with this and the usability of the open space had been questioned. Traffic movements and pressure on services are concerned. The parish council asked if the additional 6 houses could be removed to make further open space.

A member of the public commented on the Mulberry House application – it is very large with a high risk of dwarfing what’s around it.

A member of the public spoke re the crematorium, asking if it is a speculative application and commenting that it is not best placed to serve the communities named and the need must be demonstrated. It was also felt it would provide limited employment and circa 8 services a day could mean up to 100 car movements. It was noted that there is an open afternoon about the proposal on 18th Sep.

A member of the public asked if Great Ness and Little Ness can have wireless broadband.

53/1819 **MINUTES**

a) *Minutes dated 4th September 2018*

It was **RESOLVED** to approve the minutes as being a correct record and they were duly signed by the chairman.

b) *Matters arising not covered elsewhere on agenda*

Cllr. Brooks provided a Fire Safety Risk Assessment for the portacabin. It was **RESOLVED** to adopt the assessment and to purchase the recommended signage. An electrical inspection is recommended together with smoking signs, arson policy (Cllr. Brooks to draft), additional signage.

54/1819 **REPORTS**

a) *Police Report*

Assault: 4	Criminal Damage: 1	Burglary Dwelling: 0
Vehicle Crime 2	Road Traffic Incident: 25	ASB Nuisance: 0
ASB Personal: 1	ASB Environmental: 0	Concern For Safety: 4
Theft: 1	Burglary Other: 0	Suspicious Circumstance: 4

b) *Shropshire Councillor report*

- Changes to proposed parking strategy – outer car parks cheaper than proposed, prices to increase in central area and match private car parking prices, Frankwell car park free after 6pm, linear parking – pay for exactly how long you park. Parking tariffs after 6pm may be reviewed/removed.
- Cemetery – tap should have been fixed. Grass cutting now more regular but still discussing use of weed killer.
- SC – predicted overspend circa £5 million, increase in Children’s Services spend.

c) *Youth Club*

New term starts next Monday. The club enjoyed a trip to West Mids Safari Park. £500 rurality grant received, further funding round now open. A visit from Baschurch PC is being organised.

d) *Parish Councillor Reports*

None.

e) *Clerk’s Report*

None.

55/1819 **PLANNING NOTIFICATIONS**– *For information only*

- 1) 14/03797/OUT - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire
Proposal: Outline application for the erection of 8No dwellings (to include access)
Awaiting decision
- 2) 14/05257/FUL - Proposed Dwelling Adj Hopton Farm, Nesscliffe, Shrewsbury, Shropshire
Proposal: Erection of a Single Plot Exception (SPE) affordable dwelling and formation of access
Awaiting decision
- 3) 17/00574/FUL - Acksea Barn, Kynaston, Kinnerley, Oswestry, Shropshire, SY10 8EF
Proposal: Erection of single storey rear extension
Grant Permission
- 4) 17/02539/LBC - Ness Strange, Great Ness, Shropshire, SY4 2LE
Proposal: Conversion of traditional buildings into 6 residential dwellings and siting of a mini sewage treatment plant.
Awaiting decision
- 5) 17/02538/FUL - Ness Strange, Great Ness, Shropshire, SY4 2LE
Proposal: Conversion of tradition building into 6 residential dwellings and siting of a mini sewage treatment plant.
Awaiting decision
- 6) 17/02960/FUL - Great Ness Dryers Caravan Storage, Warehouse And Office, Rodefern Lane, Great Ness, Montford Bridge, Shrewsbury, Shropshire, SY4 1AT
Proposal: Erection of detached dwelling with detached garage following demolition of agricultural/industrial buildings former grain store.
Refused
- 7) 17/04621/REM - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire
Proposal: Reserved matters pursuant to Outline permission 14/03259/OUT.
Awaiting Decision
- 8) 17/04540/FUL - Little Ness Manor, Little Ness, Shrewsbury, Shropshire, SY4 2LG
Proposal: Application under Section 73A of the Town & Country Planning Act for the erection of one dwelling and 3-bay detached garage with external staircase for first floor domestic use; formation of vehicular access (modification to previously approved).
Grant Permission
- 9) 17/05070/FUL - Agricultural Building North Of Red House Farm, Little Ness, Shrewsbury
Proposal: Conversion of and extension to agricultural building to form single dwelling.
Awaiting Decision
- 10) 17/05151/EIA - Proposed Poultry Units NW Of North Farm, Felton Butler
Proposal: Erection of four poultry rearing buildings, eight feed bins, biomass store and amenity building including landscaping and tree planting.
Awaiting Decision
- 11) 18/00756/FUL - 26 Nibs Heath, Montford Bridge, Shrewsbury, Shropshire, SY4 1HL
Proposal: Erection of a detached garage
Awaiting Decision
- 12) 18/01122/REM - Proposed Dwelling South Of The Old Police House, Nesscliffe
Proposal: Approval of reserved matters (appearance, layout, scale and landscaping) pursuant to outline application 17/02657/OUT for the erection of one detached dwelling to include means of access
Grant Permission
- 13) 18/01187/FUL - Red House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG

Proposal: Installation of ground mounted 50kW solar photovoltaic (pv) system

Grant Permission

- 14) 18/01588/VAR - Proposed Dwelling East Of Little Ness Village Hall, Little Ness,
Proposal: Variation of Condition Number 2 (approved plans and drawings) of planning permission 16/04146/FUL (Erection of a dwelling and detached garage; formation of a vehicular access). To enable amendments to the house type and house location within the site
Grant Permission
- 15) 18/01779/FUL - Agricultural Building North Of Red House Farm, Little Ness
Proposal: Conversion of agricultural building to form single dwelling
Awaiting Decision
- 16) 18/03232/TPO - Charleston House, Great Ness, Shrewsbury, Shropshire, SY4 2LF
Proposal: Works to several trees (See Schedule) protected by the Shrewsbury and Atcham Borough Council (Land Adjoining Ness Strange, Great Ness) Tree Preservation Order 1989 (Ref: SA/172) & Shrewsbury and Atcham Borough Council (Ness Strange, Great Ness) Tree Preservation Order 1991 (Ref: SA/240)
Grant Permission
- 17) 18/02785/FUL - Proposed New Dwellings Plots 16A And 16B, Sandhurst Way, Nesscliffe, Shropshire
Proposal: Erection of two detached dwellings following removal of sewerage pumping station which is no longer required
Awaiting Decision
- 18) 18/02666/FUL - The Relm, Alderton, Montford Bridge, Shrewsbury, SY4 1AP
Proposal: Erection of porch extension and single storey side extension
Awaiting Decision
- 19) 18/03254/PSPPA - Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire, SY4 2LG
Proposal: Application for Prior Approval under Part 14, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the Installation of 13 roof mounted solar panels
Grant Permission

56/1819 **PLANNING APPLICATIONS** – *To agree comments*

- 1) Housing development opposite The Crescent – pre-application enquiry re potential amendments to the approved plans (Amy Henson, Berrys)
Comments: It was **RESOLVED** to agree with smaller houses but not extra ones and increase open space.
- 2) 18/02506/FUL - Nesscliffe Training Camp, Wilcott, Shrewsbury, Shropshire, SY4 1BH
Proposal: Erection of kitchen and dining facility with associated external works
Comments: It was **RESOLVED** to not comment.
- 3) 18/03188/TCA - Woodlands, Great Ness, Shrewsbury, Shropshire, SY4 2LE
Proposal: To remove 23No Leylandi trees within the Great Ness Conservation Area.
Comments: It was **RESOLVED** to not comment.
- 4) 18/03158/FUL - Pentre Industrial Estate, Pentre, Shropshire
Proposal: Erection of B8 industrial storage units & refurbishment works to existing industrial unit
Comments: It was **RESOLVED** to not comment.

Cllr. Pearce left the room
- 5) 18/03274/REM - Proposed Residential Development East Of Mulberry House, Great Ness,
Proposal: Approval of reserved matters (access, appearance, landscaping, layout and scale) for 1No dwelling pursuant to planning permission 14/00694/OUT for the erection of two residential dwellings and associated works

Comments: It was **RESOLVED** to object based on layout and scale, height and there being no of layout and scale for second house.

Cllr. Pearce returned to the room. Cllr. Arthur left the room and Cllr. Brooks took the chair.

- 6) 18/03318/FUL - Broomhill Farm, Holyhead Road, Nesscliffe, Shrewsbury, SY4 1AX
 Proposal: Erection of an agricultural building for storage and housing of livestock
Comments: It was **RESOLVED** to not comment
Cllr. Arthur returned to the room and resumed the chair.
- 7) PREAPP/18/00421 - Proposed Crematorium North Of, Nesscliffe, Shrewsbury, Shropshire
 Proposal: Creation of a new crematorium to serve Oswestry and north west Shropshire with associated access, car parking and landscaping
Comments: It was **RESOLVED** to raise initial concerns (pending consultation event) traffic impact on Nesscliffe, location should be nearer to communities it will serve, pollution.
- 8) 18/03503/OHL - Land At, Nesscliffe, Shropshire
 Proposal: Erection of new pole, soule switch and circular earth (earth within the ground)
Comments: It was **RESOLVED** to not comment.
- 9) 18/03553/OHL - Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire
 Proposal: Erection of freestanding electricity pole with pole mounted transformer and associated HV and LV underground cable connections
Comments: It was **RESOLVED** to not comment

57/1819 **PARISH MATTERS**

- a) *Settlement status of Nesscliffe re Local Plan Review* – it was agreed to arrange a meeting with SC.
- b) *Commemoration of WW1 centenary* – Silent Soldier to be investigated and agreed to ask contractor to clean war memorial.
- c) *Milford Bridge* – update note. Request traffic lights that work or no lights.
- d) *Footpath opposite The Crescent* – developer to do a dropped kerb.
- e) *Fire Risk Assessment – portacabin* – signage and arson policy needed.
- f) *RoSPA reports* – received and need to be reviewed. A repair to the equipment at Wilcot and clearance of bracken was authorised.
- g) *Reports of other parish matters* – none.

58/1819 **FINANCIAL MATTERS**

- a) *Payments* – it was **RESOLVED** to approve the following:

Ref	Payee	Item	Chq	Net	VAT	Gross
P22-1819	Nesscliffe VH	Donation (2 yrs)	10577	£1000.00	£0.00	£1000.00
P23-1819	Little Ness VH	Donation (2 yrs)	10578	£1000.00	£0.00	£1000.00
P24-1819	R Turner	Salary July	SO	£406.69	£0.00	£406.69
P25-1819	R Turner	Salary Aug	SO	£406.69	£0.00	£406.69
P26-1819	Little Ness VH	CIL kitchen	10580	£3184.33	£0.00	£3184.33
P27-1819	G Taylor	Repairs Wilcott	10581	£195.60	£39.12	£234.72
P28-1819	R Turner	Expenses Aug	10582	£17.33	£0.00	£17.33
P29-1819	SYA	Youth worker fee	10583	£1750.00	£350.00	£2100.00

- b) *Income* – noted as follows:

Ref	Payee	Item	Amount
R2-1819	Ruyton XI Towns PC	Youth club donation	£500.00

R2-1819	Ruyton XI Towns PC	Scanner	£18.00
R3-1819	Baschurch PC	Youth club donation	£250.00

59/1819 **POLICY MATTERS**

Pensions Discretion Policy – deferred.

60/1819 **CORRESPONDENCE** – noted as follows:

- a) *CET*
- b) *SALC Information Bulletins*
- c) *SC Highways – risk-based approach consultation*
- d) *Iron Age Hillfort*

61/1819 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA** – *for information only*

- Pot holes on The Crescent – marked out but not repaired.
- Drain no 51 – marked out but sunken.
- It was noted that Severnside aren't renting the garages out. It was agreed to ask Elliott Davies why.
- Hedge at bottom of The Crescent has been cut.

62/1819 **NEXT MEETINGS**

a) *Items for agenda- to note requests*

None.

b) *Next meeting date – 2nd October 2018, 7.30pm – Nesscliffe Village Hall*