



Minutes of Council Meeting of Great Ness and Little Ness Parish Council held at Nesscliffe Village Hall on Tuesday 7th June 2022 at 7.30pm

Present Cllr. Mullis (Chairman), Arthur, Brooks, Dickinson, Diggory, Gilbert, Nunn

Absent: Cllrs. Peters and Turner

In attendance: Cllr. Ed Potter, 5 members of the public

Clerk Mrs R. Turner

17/2223 **PRESENT & APOLOGIES FOR ABSENCE**

Apologies received from Cllr. Peters (family commitment) and Cllr. Turner (work).

18/2223 **DISCLOSURE OF PECUNIARY INTERESTS & DISPENSATION REQUESTS**

- a) *Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests* – none declared.
- b) *Dispensation requests* – none being sought.
- c) *Gifts or hospitality* – none declared.

19/2223 **PUBLIC PARTICIPATION SESSION**

A member of the public spoke re Nesscliffe country park – vandalism to fingerposts and picnic tables had been reported. Fingerposts being moved to face wrong direction. Concern re safety fencing along top down to Kynaston's Cave

Members of the public spoke re 22/01947/FUL, Adcote School application for 3 houses. The application is related to enabling the repair of the school roof as some proceeds from 2 houses will go towards the repair bill for the grade 1 listed building. The following uses were raised:

- Concerned re lack of evidence and visibility re funds. In 2012, enabling development identified. Was turned down due to lack of community support. In those 10 years what has school done to support repairs given it was circa £300k. In 2016 schools bought by IQ Schools Group, a Chinese group. Recognised that infrastructure facilities and resources needed improving and would have been aware of issues with the building. In 2018 they secured significant extra funding so why isn't this money being used?
- Greenfield site, an enabling development could be done anywhere.
- Quiet lane used by walkers, horse riders and cyclists. Milford Lane dangerous due to traffic so need Bunny Lane quiet for riders etc.
- Impact on environment
- No guarantee that a planning windfall will be spent on building and concern that even if spent on the Grade 1 building it will indirectly release other funds that can be spent elsewhere.
- Houses are large and won't improve community vitality
- Difference between enabling development (exclusively to enable repairs) and development of which one consequence will be to enable repairs (which this application is)

The school bursar responded to these points:

- In 2012 nearly £2 million needed just to repair listed building.
- Earnings from business go into the children's education

- Mr Giles the landowner, who will get one of the houses, is a great supporter of Adcote School.
- Proposal is to save a Grade 1 listed building. Money will be used just for protection of the building – SC only release funds to protect building.
- Had 3 sites at one point but other sites now developed. Adcote is still pursuing it as building needs substantial work.
- Over £300k spent on repairs and maintenance every year, not improvement.
- Employ people locally.
- Balance between greenfield site and repairs to building.
- Re School accounts, the study centre has planning permission granted but not built yet. Application was recently refused and school applied for a temporary classroom where the study centre will go.

A member of the public asked why in 2016 the wasn't money invested? The bursar replied that there was not a wish to sell the school but it was in trouble financially. The owners decided that to protect their investment the only way was to buy the school as a business and they had to buy the building to have a security for a loan.

20/2223 **MINUTES** – it was **RESOLVED** to confirm the minutes of the Annual Council Meeting dated 3rd May 2022 as being a correct record and to authorise the chairman to sign them.

21/2223 **VICE CHAIRMAN** – it was **RESOLVED** to elect Cllr. Peters as Vice Chairman for 2022/3 municipal year.

22/2223 **REPORTS**

- a) *Police Report* – none.
- b) *Shropshire Council*
 - Congratulations for jubilee and two centenarians planting tree at Little Ness
 - Great Outdoors Partnership Survey
 - Financial impact of inflation
 - 86% of budget goes on Social Care
 - Shortage of carers
 - Ambulance Service long queues
 - People struggling to get GP appointments so resort to going to A &E
 - Nesscliffe Hill – how can SC use the asset more effectively given it doesn't have an income at present?
 - Floor tiles on Wilcott footbridge – if anyone has info on who is vandalising it pass it to local police.
 - Re-surfacing planned over summer, not in this parish but Montford Bridge area. Trying to look at getting Valeswood Lane on to capital programme.
- c) *Youth Club* – getting good numbers, circa 20. July 4th sponsored walk. Committee meeting to be arranged
- d) *Great Mess to Little Mess* –had a grant from SC, spent £378 on equipment. £430 in bank. Made £182 for sponsored weigh-in of cans collected.
- e) *CIL Working Group* – group to meet on 10th June at 1pm
- f) *Clerk's Report* – noted.
- g) *Parish Councillor Reports (of external meetings attended)*
 - None.

23/2223 **ANNUAL ITEMS**

- a) *Risk Management Policy* – it was **RESOLVED** to adopt the policy.
- b) *Asset Register as at 31.3.22* – it was **RESOLVED** to adopt the asset register, total asset value £32,055 on an original recorded value basis
- c) *2021/22 end year bank reconciliation and budget report* – noted, as per Appendix 1, the reconciled balance being £161,990.81 as at 31.3.2022.
- d) *Annual Governance and Accountability Return 2021/22*
 - (i) *Internal Auditor's report* – noted.
 - (ii) *Section 1 - Annual Governance Statement* - **RESOLVED** to approve with “Yes” being ticked for all applicable boxes, and duly signed by chair and clerk
 - (iii) *Section 2 - Accounting Statements* - **RESOLVED** to approve and duly signed by chair and RFO

- (iv) *Electors' Rights dates* – commencement date 1st July 2022.
- e) *Confirmation of use of DDs and SOs for certain payments* – it was **RESOLVED** to confirm use of DDs for: use of DDs for ICO, electricity and SOs for salary, pension contributions.
- a) *EMG 2022/3 application* – it was noted that the application had been received and that the total value of the works was in excess of the match funding; it was **RESOLVED** that the work is beneficial to community safety and therefore the quotes to the value of £4,215 plus VAT for the works were approved:
- Cleaning of road signs – Wolfshead bus shelter to Great Ness bus shelter - £500 + VAT
 - Drivers road, Great Ness – clear vegetation, spray weed killer, £660 plus VAT
 - Pavement clearing – from 100yd road sign near Great ness crossroads to the cottage past the noticeboard on Great ness road (425m), paths in Nesscliffe not cleared (1,356m) in 2021/2 - £2,370 plus VAT
 - Spray pavements in parish apart from in areas being cleared - £385 plus vat
 - Cut back vegetation, hedges, tress around all road signs between Wolfshead bus shelter and Great Ness crossroads - £300 + VAT

24/2223 **PLANNING NOTIFICATIONS – FOR INFORMATION**

- 1) 14/03797/OUT - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire
Proposal: Outline application for the erection of 6 No 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) 17/05151/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.
Pending Consideration
- 4) 21/00860/VAR106 - Proposed Dwelling North Of Top Farm, Kinton, Shrewsbury,
Proposal: Variation of S106 agreement (13/05065/OUT) to vary the affordable housing contribution
Decision: No Objection
- 5) 21/05674/FUL –Oakfield, Great Ness, Shrewsbury, SY4 2LB
Proposal: Erection of replacement dwelling following demolition of existing dwelling and alterations to access
Decision: Grant Permission
- 6) 21/05688/FUL - Badger House, Valeswood Lane, Valeswood, Little Ness, SY4 2L
Proposal: Erection of a detached garage
Decision: Grant Permission
- 7) 22/00233/TCA - Dower House, Great Ness, Shrewsbury, Shropshire, SY4 2LE
Proposal: 20% reduction in crown size of one Copper Beech tree and removal of branches of Walnut tree over growing Bradley apple in vegetable garden to ensure ongoing health of both trees within Great Ness Conservation Area
Consent by Right - Trees
- 8) 22/01008/FUL - Proposed Exception Site Dwellings To The South Of, Little Ness
Proposal: Erection of single plot exception (SPE) affordable dwelling and garage
Awaiting Decision
- 9) 22/01262/VRA106 - 5 Darby Close, Nesscliffe, Shrewsbury, Shropshire, SY4 1DN
Proposal: Variation of the Section 106 Legal Obligation pursuant to planning permission 14/03259/OUT
Awaiting Decision

- 10) 22/01633/FUL - Land For Siting Four Holiday Cabins, Nesscliffe, Shrewsbury, Shropshire
 Proposal: Use of land for siting of four holiday cabins together with associated recreation area, parking area and installation of septic tank
Pending Consideration
- 11) 22/00227/FUL - Church House Barn, Church House Farm, Little Ness, SY4 2LG
 Proposal: Removal of works undertaken in 2007/2008 (concrete slab and new walls) and erection of a single dwelling in the form of the previous agricultural building to include the erection of a single storey link to an existing former pig pen/cow house to be converted to provide living accommodation, erection of a detached double garage and construction of new vehicular access and driveway replicating the development approved under planning permission SA/02/1110/F (amended description)
Decision: Grant Permission
- 12) 22/01218/LBC - Church House Barn, Church House Farm, Little Ness, SY4 2LG
 Proposal: Rebuilding of collapsed agricultural building to form a single dwelling; erection of a single storey link to former pig pen/cowhouse to be converted to provide living accommodation
Decision: Grant Permission

25/2223 **PLANNING APPLICATIONS – FOR CONSIDERATION**

- 1) 22/01947/FUL - Proposed Development Land At Adcote School, Little Ness
 Proposal: Erection of 3No dwellings (resubmission)
 Comments: It was **RESOLVED** to object on basis not consistent with Local Plan in terms of type of large houses and traffic on quiet lanes.
- 2) 22/01980/FUL - The Haven, Holyhead Road, Nesscliffe, Shrewsbury, SY4 1AY
 Proposal: Erection of extension to rear of existing garage and detached double garage; erection of retaining wall
Comments: None
- 3) 22/02437/TPO - 2 Oak Meadow, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB
 Proposal: Removal of the heavy and long limbs that contain decay, by up to 2m, and reduce the rest of the overall tree by up to 2m, to form a balanced shape of 1no Oak protected by the Shrewsbury and Atcham Borough Council (Land Off Hopton Lane, Nesscliffe) Variation of Tree Preservation Order 2003 (Ref: SA/148)
Comments: It was **RESOLVED** to support the application.
- 4) 22/02290/LBC - Swallow Cottage, Great Ness Barns, Great Ness
 Proposal: Insertion of a roof light
Comments: None.

26/2223 **PARISH MATTERS**

- b) *Playing field maintenance – including RoSPA and fence repairs (to metal fence and broken stile by BMX) –* noted that a RoSPA report will not be needed for Nesscliffe play area as the new equipment is being installed. It was **RESOLVED** to approve quotes for repairs to the concrete fence, the stile by BMX track, infilling of the gap by the BMX track, re-alignment of the fencing along the track (the last piece of work will be done after the play equipment install works are complete.)
- c) *MUGA – MOU –* Cllr. Mullis reported that this is in progress.
- d) *Car park sign & edge by the bungalows –* it was **RESOLVED** to approve a quote from Graham Taylor to add a barrier at the car park by the slope by the bungalows. It was noted that the clerk is seeking quotes for new car park signs and Graham Taylor will re-fit a double-sided sign with extra reinforcement.
- e) *Wilcott defibrillator update and disclaimer request –* defibrillator now connected; it was **RESOLVED** to agree to issue a disclaimer as requested by the camp.
- f) *Dropped kerbs at The Crescent (proposal from Cllr. Diggory) –* resident at 18 The Crescent having difficulty getting from pavement to garden. Clerk to find out if there is an accessibility officer.
- g) *Surface on path through Hopton Park – follow up*

- h) *Reports of other parish matters*
- Nesscliffe Hill – warning re fires, publicise notices from fire service.
 - Claire Featherstone – agreed to invite her to council meeting to discuss concerns and improvement possibilities for Nesscliffe Hill.
 - Outdoor Partnerships Survey – agreed to respond suggesting external funding be leveraged.

27/2223 **CORRESPONDENCE**

- a) *Road Closure: Little Ness Farm Junction To Little Ness Road End Of Near Queens Court, Little Ness, 18th July 2022*
Purpose: Road Closure - Severn Trent Water, remedial works required to defective reinstatement within carriageway.
Enforcement pattern for Little Ness Farm Junction To Little Ness Road End Of Near Queens Court, Little Ness :
You can view the closure and diversion route by clicking here:
<https://one.network/?tm=129011528>
- b) *SC Housing Allocation Policy consultation* – no comment.
- c) *Shropshire Libraries consultation* – agreed to request that the bus stops at the new car park by the school and to send the consultation to local book clubs and WI.
- d) *Queens' voluntary service award* – it was noted that group can apply e.g. youth club and we agreed to put this item on the July agenda
- e) *Cambrian Heritage Railways (CHR) - Strategic Outline Business Case (SOBC) to determine the feasibility and benefits of reopening the railway line between Oswestry and Gobowen* – it was agreed to support the principle of improving the connectivity but express concerns re level crossings could be misused and hazardous on A5, and suggest bus as an alternative

28/2223 **FINANCIAL MATTERS**

- a) *Payments including payments made between meetings* – it was **RESOLVED** to approve the following:

Ref	Payee	Item	Type	Net	VAT	Gross
P13-2223	Rebecca Turner	Salary	SO	£828.08	£0.00	£828.08
P14-2223	SCPF	Pension	SO	£186.25	£0.00	£186.25
P15-2223	Zurich	Insurance	BACS	£1,085.10	£0.00	£1,085.10
P16-2223	Scottish Power	Elec	DD	£76.89	£3.84	£80.73
P17-2223	Friends of St Andrews	Bouncy castle donation	BACS	£150.00	£0.00	£150.00
P18-2223	Seth Bradbury Tree Services	Wilcott tree work	BACS	£250.00	£50.00	£300.00
P19-2223	First Aid Priority	Training on defib	BACS	£205.00	£0.00	£205.00
P20-2223	Little Ness VH	Hall hire	BACS	£100.00	£0.00	£100.00

- b) *Income received* - None.
- c) *Grant request – St Andrew's Summer Fair* – it was **RESOLVED** to approve the request for £150 towards bouncy castle hire.
- d) *Grant payments for jubilee-* receipts not yet received but it was **RESOLVED** to authorise payment to be made when received.

29/2223 **MEETING DATES FOR 2022/3**

- a) *To confirm dates and venues*
- b) *Items for July agenda*
- Nesscliffe Hill
 - Website
 - Promotion of PC work and newsletter template

- 30/2223 *It was **RESOLVED** that pursuant to Schedule 12A, Local Government Act 1972 and pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, that the public and press should be excluded during discussion of Items 31/2223 to 33/2223, due to the likely disclosure of confidential information*
- 31/2223 **PLAY AREA AND OUTDOOR FITNESS EQUIPMENT**– noted that equipment install due to start late June. It was agreed to salvage any timber for things such seats
- 32/2223 **COMMUNITY LAND AND CAR PARK**– it was **RESOLVED** to sign the transfer deed which included transfer of the bus shelter to the parish council; delegated to the clerk to add to the asset register once transfer complete. Clerk to also follow up with M. Morris re paying for the noticeboard at the bus shelter. It was noted that N. Mullis had decided not to quote and it was agreed to ask Mr Morris to pay an amount equivalent to an aluminium board cost and the parish council can upgrade this if needed.
- 33/2223 **GREAT NESS GATEWAY** – a quote had been received but it was quite high and concern the gateway larger than needed. It was therefore agreed to seek alternative quotes before making a decision.