

# 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 4 October 2016 at 7.30pm.

**Present** Cllr David Nunn (**Chairman**), Cllrs Mike Arthur, Phil Brooks; Ken Bustard; Tom Evans and Miss Eleanor Gilbert.

**In attendance** Anne Chalkley (Clerk/RFO); Public: 3.

127/16 **TO ACCEPT APOLOGIES FOR ABSENCE** – Cllr Tailyour (Family). Cllr Peters (Another commitment). Local Police Officer Jonathan Summerfield. Shropshire Council Community Action Officer Mathew Mead.

128/16 **DISCLOSURE OF PECUNIARY INTERESTS** – Cllr Arthur declared his pecuniary interest in item 134/16(1).

129/16 **DISPENSATION** - None

130/16 **PUBLIC PARTICIPATION SESSION** – *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Mr Lewis referred to item 134/16(5) where he explained to the members of the Council that his daughter has lived in the village all her life and helps him with his business. The planning application for a house for both his daughter, Amy and her partner is with Berrys at the moment and Berrys are fully aware of the Parish Plan etc.

A resident was concerned with regard the increase of tractor and trailers on the lanes if item number 134/16(1) was granted. He pointed out that the tractors are noisy and heavy vehicles and caused problems. He also referred to item 134/16(2) as he objected to this planning application before and could not understand why it was granted.

Mike Robins reported that the tractors were taking the poultry manure to the digester. He had reported at the last meeting about the major problems with traffic on the road with regard tractors and other traffic and said that the Planning Department should take into account all ancillary traffic when considering this planning application. He also referred to item number 134/16(4) in saying he had no problem with this planning application, but he was concerned what would happen in the future. He suggested perhaps the traffic flow could be phases along the lanes.

Guy Davies referred to item number 134/16(1) explaining that there will be no increase of chicken manure as all this manure will be put in the digester. There will be no increase in tractors and trailers either. He was knocking down the existing buildings that have been there for 100 years. He has decided that there will be only eight sheds and he has received no complaints regarding dust, noise or traffic.

131/16 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 1 November 2016.

132/16 **REPORTS** – To consider the following reports:  
a) Clerks progress report

Issue	Date	Action
Smart Water	October 2012	I still have 4 Smart Water to sell if anyone is interested at £18.22 each.
Mud on the road	November 2016	An email has been received from Mathew Mead (Community Action Officer in Shropshire Council) with detail information on how to report 'Mud on the Road'. I have circulated this to all members of the Parish Council and also published this on the website for residents.

Signed:.....Date:.....

Chicken Farm	November 2016	I have sent a letter regarding the environmental issues arising from chicken farms in the area to the Community Protection Officer with a copy to Planning (Ian Kilby and Kelvin Hall) and also to SC Dave Roberts. I have received a response and circulated to all members.  Cllr Brooks does not believe that the letter actually addressed the concerns regarding ammonia etc.
Blocked drains	November 2016	On the request of Cllr Arthur I have asked for the following: 1. Just before Milford bridge Little Ness side by houses drains blocked about 300mm deep across road for 20m. 2. Milford bank towards Little Ness three blocked drains all in the hollow where the brook goes under the road. I have asked Highways to help with these problems. These problems have been resolved and put on high priority and will be cleaned on a regular basis.
Road Markings	November 2016	Cllr Brooks reported that there has been some repair road works in Great Ness junction Rodefern Lane but they have not replaced the road markings. I reported this to Highways who have informed me that this work will be carried out in the next few days.

- 132/16 b) Police Report – Police Reports can be found on the website  
c) Shropshire Council – not available.

133/16 **PLANNING** – *Planning Notifications (for information only)*

- 1) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire - 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 - Erection of a Single Plot Exception (SPE) affordable dwelling and formation of access – **Awaiting decision.**
- 3) **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.**
- 4) **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.**
- 5) **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). **Grant Permission.**
- 6) **16/03413/REM** - Proposed Residential Development Opposite The Crescent, Nesscliffe, Shrewsbury, Shropshire - Reserved Matters pursuant to Outline planning application 13/04757/OUT (landscaping, scale, appearance and layout) for residential development of 30 dwellings. **Awaiting decision.**
- 7) **16/03505/FUL** - Proposed Beauty Salon/Dwelling, Land Adj. 6 Holyhead Road, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB - Erection of a new building to accommodate a ground floor beauty therapy business and first floor two bedroom apartments. **Grant Permission.**
- 8) **Reconsultation due to Amendment on application 16/02361/REM** - Proposed Residential Development Land - 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). **Grant Permission.**

- 9) **16/03399/REM** - Residential Development Land To The NW Of, Little Ness, Shrewsbury, Shropshire - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/02026/OUT. **Grant Permission.**
- 10) **16/03843/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/03259/OUT for proposed housing development of 9 no. dwellings and associated garaging. **Awaiting decision.**
- 11) **Reconsultation due to Amendment on application 16/00670/REM** - Land West Of Nesscliffe Hotel - 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.**
- 12) **16/03975/FUL** - Hollies Farm, 16 Little Ness, Shrewsbury, Shropshire, SY4 2LH  
Proposal: Erection of a single dwelling. **Awaiting decision**
- 13) **16/04075/VAR** - Wilcot House , Pool Hill Junction Via Wilcott House To Training Camp Junction, Wilcott, Shrewsbury, SY4 1BJ - Removal of condition number 12 attached to planning permission reference 13/03667/FUL dated 13th December 2013 to allow the annexe to provide residential accommodation separate to the house. **Grant Permission.**
- 14) **16/04146/FUL** - Proposed Dwelling East Of Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire - Erection of a dwelling and detached garage; formation of a vehicular access. **Awaiting decision**
- 15) **16/04109/FUL** - 23 Kingsway, Wilcott, Shrewsbury, SY4 1BG - Erection of two-storey side extension and internal alterations to existing dwelling. **Grant Permission.**
- 16) **16/04169/REM** - Proposed Dwelling to the South of Little Ness, Shrewsbury, Shropshire - Approval of reserved matters (access, appearance, landscaping and layout) pursuant to permission 14/05719/OUT for the erection of a detached single self-build dwelling and garage to include scale. **Awaiting decision.**
- 17) **16/04150/OUT** - Proposed Dwelling West Of Stoneycroft, Valeswood, Little Ness, Shropshire  
Proposal: Outline application (all matters reserved) for the erection of one detached dwelling **Refused.**
- 18) **16/04148/FUL** - Land At Hopton, Nesscliffe, Shrewsbury, Shropshire - Erection of earth sheltered eco house; formation of vehicular access; installation of septic tank with access and detached double garage (amendment to 14/03858/FUL) – **Awaiting decision.**

134/16 **PLANNING APPLICATIONS** – *Council to make decision*

**Cllr Arthur left the room.**

1. **Reference: 16/04594/EIA** (validated: 27/10/16)  
Proposed: Erection of two additional poultry rearing buildings and one general purpose agricultural building, plus associated hardstanding and works.  
Location: Foxholes Farm, Little Ness, Shrewsbury  
Applicant: Foxholes Farm Ltd  
**Decision:** Great Ness and Little Ness Parish Council are not satisfied that the full extent of the additional traffic, including agricultural vehicles, is known. Until that information is provided the Parish Council will not support this application. The Parish Council are aware that there are already traffic problems on the Great Ness/Baschurch road as a consequence of developments in the Parish and Baschurch and the 24 hour operation of some farms. The passing points, provided under an earlier application, are proving inadequate for the increased size and quantity of traffic using the road at present. The Planning Officer may consider it timely to initiate a traffic survey of the Baschurch/Great Ness road. There has been considerable development in the area, but no significant improvements to the road.

The Parish Council are also concerned over the cumulative effect of four, soon to become five, large chicken farms in close proximity to each other, on the public health and well-being of residents of the parish. We are in correspondence with the Environmental Health department, but as yet, have not received the reassurances we seek. Until those reassurances are provided the Parish Council is not prepared to support this or any other applications to expand chicken farms in the parish.

**Cllr Arthur returned to the room.**

2. Re-consultation due to Amendment on application **16/04169/REM** - Proposed Dwelling To The South Of Little Ness, Shrewsbury.

Proposal: Approval of reserved matters (access, appearance, landscaping and layout) pursuant to permission 14/05719/OUT for the erection of a detached single self-build dwelling and garage to include scale.

**Decision:** The Parish Council would like to add the following comments to those previously posted to reinforce its objection to this application:

**The Amended Plans** - The applicant has not made any effort to address the concerns of the Parish Council, the scale of the development remains unchanged, therefore remains significantly larger than the property approved in the outline planning decision. The idea that the garage no longer should be seen as part of overall accommodation proposal, following detachment from the main property, is interesting but not persuasive, despite the attempt to portray the second floor as a games room.

The changes of layout are merely tinkering at the edges, with no effort to address the concerns over the residential amenity of neighbouring properties. The garage remains a major obstruction, not surprisingly; the 2 metre move and the insignificant reduction in the height of garage have not improved matters one iota. It is almost as if the applicant is determined to have his way and with total disregard for the inconvenience and distress he is causing others.

Once again the attempt to defend the layout by resorting to planning law, with the use of feet and inches to justify such intransigence fails to recognise and accept that Little Ness is not in the middle of an urban sprawl where high density development is the norm but in a rural setting where the character of the village is important. Little Ness is predominantly a village of large properties with reasonably size gardens and uninterrupted views. Historically planners and new applicants have shown consideration for existing residents by ensuring new developments do not impact on their residential amenity.

**Residential Amenity** - It is accepted that planning law does not support the idea that there is a right to a view, however that does not mean that loss of a view is not an issue for planning. In this case the positioning of the property and the large two storey garage is seen as having a major impact on the residential amenity, in particular the visual amenity, of a neighbouring property.

**Shropshire Council Policy CS6 requires that all new developments safeguard the residential amenity of others.** Further CS6, requires that new developments protect, restore, conserve and enhance the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance. In addition, new developments should contribute to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.

**SAMDEV Policy MD2 - Sustainable Design: Offers further guidance.**

Para 3.8 To respond effectively to local character and distinctiveness, development should not have a detrimental impact on existing amenity value but respond appropriately to the context in which it is set. As such, new development should respect the existing pattern of development, both visually and in relation to the function of spaces, retain and enhance important views and landmarks and respond appropriately to local environmental and historic assets, in accordance with MD12 and MD13. 3.

**SAMDEV - MD3: Delivery of Housing Development:** Provides a succinct and telling piece of

guidance.

Para 3.19 the Local Plan design requirements are largely detailed in Policies CS6, CS7, CS17, MD2, MD12 and MD13. **New development should be a good neighbour that does not unacceptably impact on existing residential amenity.**

3. Amendment to **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  
**Decision:** The Great Ness and Little Ness Parish Council remain opposed to this application, as detailed in its comments, 6 Oct 2016.
4. **Reference: 16/05237/FUL** (validated: 15/11/2016)  
Proposed: Formation of menage for private use with post and rail fencing including change of use of land.  
Location: The Shrugs, Hopton, Nesscliffe, Shrewsbury  
Applicant: Mr C Strickley  
**Decision:** The Parish Council supports this application. It is noted that there is no intention to provided lighting for the ménage. The Planning Officer is requested to place a condition of this application. In the event the applicant wishes to introduce lighting, would require a separate application.
5. Miss Amy Lewis and Mr Sean Hope currently live with Amy’s parents at Tanglewood, Wilcott. Amy and Sean are looking to go down the “build your own affordable home” route. As you will be aware as one of the first steps of the process Amy and Sean must confirm their local connections with the Parish Council area.  
**Decision:** The Parish Council understand that Miss Amy Lewis has lived in the area for a number of years and works for her father and understand that their planning application is with Berrys at the moment and will be submitted to Shropshire Council in the very near future.

135/16 **PARISH MATTERS –**

- a) Installation of AED’s for Wilcot and Little Ness update. Cllr Bustard reported that both the AED’s for Wilcot and Nesscliffe are installed. He asked if the Clerk would write to Major (retired) Paul Evanson of Nesscliffe Training Camp and Mike Dransfield of the Nesscliffe Garage to thank them for allowing the AED’s to be positioned on their walls and for their kindness in paying the electricity to run the cabinets.
- b) Dog waste bin - Lymore Close, Nesscliffe – The Clerk reported that she had contacted Carman at Shropshire Council, but has not received a reply.
- c) Jan Snell Award for Parish Council’s achievements – The Clerk reported that at the Shropshire Association of Local Clerks (SALC) Annual General Meeting on Saturday 19 November she was presented with the Shield on behalf of the Parish Council for the Jan Snell Award for Parish Council’s achievements.
- d) Replacement notice board for Little Ness – Cllr Nunn suggested that the new notice board be installed on the Little Ness Village Hall wall and he has asked the committee who will be meeting very soon to make their decision. After discussion it was **AGREED** if the committee of the Little Ness Village Hall agree, to install the new notice board for Little Ness on Little Ness Village Hall wall. The Clerk reported that she had received one quotation and is awaiting a second.

136/16 **PAYMENTS TO BE APPROVED –** It was **RESOLVED** to approve and sign the payments as follows:

Cheque No	Payment to	Description	Net	VAT	Gross
10492	SALC	Registration fee	50.00	0.00	50.00
10493	PCC	Laptop repair	30.83	6.17	37.00
10494	Graham Taylor	Church yard, 13 & 24 Oct	140.00	28.00	168.00
10497	Clerk	Expenses	112.73	5.38	118.11
10498	Graham Taylor	Various	355.00	71.00	426.00
10499	Clerk	Salary Oct-Dec	1195.55	0.00	1195.55
10500	HMRC	Tax	349.40	0.00	349.40

Signed:.....Date:.....

10501	Graham Taylor	Church yard, 16 Nov 16	70.00	14.00	2257.06
10502	Highline Electrical	Lamppost repair	26.00	5.20	31.20

DD	Payment to	Description	Net	VAT	Gross
10.10.16	Scottish Power	Street Lighting 30/6-30/09/16	61.68	3.08	64.76
26.09.16	Scottish Power	Porta Cabin 05/01-26/09/16	37.02	1.85	38.87

137/16 **PAYMENTS** – It was **RESOLVED** to approve and sign payments after the agenda has been sent out.

Cheque No	Payment to	Description	Net	VAT	Gross
10503	Philip Evans	Varnish of notice boards	163.00	0.00	163.00
10504	SALC	Budget/Audit training (shared)	11.00	0.00	11.00

138/16 **FINANCE** – It was **RESOLVED** to approve the following:

- a) Bank Reconciliations to October 2016
- b) Receipts and Payments October 2016
- c) Bank Statement

139/16 **YOUTH CLUB** – Cllr Miss Gilbert reported the Christmas Party is to be on Monday and she had received several donations from residents to purchase things for their party. The club will be closing for the Christmas and New Year break and return in January. They have at present between 15-20 members and although they have lost some of the older ones, they are attracting the younger members. The all had a fantastic time at the pantomime (Cinderella) at Theatre Severn in Shrewsbury.

140/16 **COLLAPSE OF ADCOTE MILL BRIDGE** – The Clerk had received an email from Richard Knight informing us that he is still waiting for some costs before senior officers can decide on the best course of action.

141/16 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

Cllr Bustard asked if a Grit box could be put in place on the junction between Kingsway and Queensway in Wilcot. The Clerk to enquire.

Cllr Brooks reported that the Pump was overgrown and fly tipping was evident at the Pound behind the church in Hopton Road directly north east of the church at the bottom of the Gallops on the opposite side of the road.

Cllr Miss Gilbert asked the members if the residents can use the entrance to the playing field in Nesscliffe to park their cars over the Christmas period only. After discussion it was **AGREED** the residents can park their cars in the entrance of the playing field on a temporary basis over the Christmas period.

Cllr Eleanor Gilbert asked if the Clerk would write to the owner of the Three Pigeons to thank him once again for the refreshments after the Remembrance Service in November.

142/16 **CORRESPONDENCE** –

- a) Internal Auditor's 'expression of interest' letter for 2016-2017 financial year. After discussion it was **AGREED** that Sue Hackett undertaking the Parish Council's audit for financial year 2016-17.
- b) The Clerk reported that she had received a letter from an unknown resident with a £10 note 'thanking the people of Nesscliffe and to be used for the benefit of Nesscliffe residents'. The Parish Council would like to thank the person who sent the letter and the money and it will be used for the benefit of the residents of Nesscliffe.

143/16 **NEXT MEETING** – 7 February 2017 Little Ness Village Hall at 7.30pm.

**Meeting Closed: 8.45pm**

Signed:.....Date:.....

