

GREAT NESS and LITTLE NESS PARISH COUNCIL

Minutes of a meeting of Great Ness and Little Ness Parish Council held in Nesscliffe Village Hall on Tuesday 7 June 2016 at 7.30pm.

Present Cllr David Nunn **Chairman**. Cllrs Mike Arthur, Phil Brooks, Tom Evans, Miss Eleanor Gilbert and Miss Sue Peters.

In attendance Anne Chalkley – Clerk/RFO. Shropshire Council Community Action Office Mathew Mead.

28/16 **TO ACCEPT APOLOGIES FOR ABSENCE** – Cllr Tailyour (Work) Cllr Bustard (Personal)

29/16 **DISCLOSURE OF PECUNIARY INTERESTS** - None

30/16 **DISPENSATION** – None

31/16 **PUBLIC PARTICIPATION SESSION** - *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Mrs Grocott-James had concerns regarding planning application 16/01854/REM as there has been no notices posted anywhere informing the residents of this. She also had concerns about 16/02019/FUL as she strongly objects as it is on the hill fort and will change the aspect of the country park. The hedges have already been removed and the traffic travels very fast down that road.

Two other residents also raised concerns about the same application, 16/02019/FUL. The increase in traffic will be very bad thing and hope the Parish council will object to this planning application.

Zia Robins had concerns about the bridleways close to this planning application by the holiday lets. They have open up their access and taken out hedges etc. Inappropriate in the country park to have holiday lets.

Mike Robin informed the Meeting that he had attended the Ruyton XI Towns Parish Council Meeting the previous night and the Councillors had decided, following their meeting at Shottaton Crossroads with their MP, Owen Patterson, and the Roads Minister, Andrew Jones, to discuss the dangerous junction and the dualling of the A5 from Churncote Roundabout to Oswestry, to try and engage all Parish Councils adjacent to the A5 and the proposed route of the Shrewsbury North West Relief Road in a combined campaign to keep putting pressure on both Daniel Kawczynski and Owen Patterson to push for the two road programmes to be included for future Government Funding. The RXIT PC had agreed that the building of the NWRR is an essential part of the campaign to reduce cross country traffic accessing the A5 at such dangerous junctions as Montford Bridge and Shottaton. The RXIT Council also stated that public support is vital to the success of this campaign, and that members of the community should be encouraged to use the Highways England website to express their concerns about local Highways issues. The site can be accessed at www.highways.gov.uk/route-strategies/ and it is open until 1st July 2016 for comment. He asked for Great Ness and Little Ness Parish Council to actively support the campaigns for both dualling the A5 and the building of the NWRR.

Zia Robins asked about the number of clusters and dwellings being built and how do we find out the planning decisions. The Clerk informed Mrs Robins that if she went into the planning application under Further Information she can find the Case Officer and email them and ask that question herself.

32/16 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 3 May 2016

33/16 **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.
War Memorial	March 2016	The work on the War Memorial should be carried out very soon and I have arranged for the invoice to be sent directly to the company's insurer.
Nesscliffe Playing Field Hut	April 2016	Phil Evans should have or will be very shortly repairing the door to the hut on Nesscliffe playing field.
Planning Appeals	May 2016	I have sent the additional comments for Appeal planning applications 15/03230/OUT and 15/03599/OUT.
Insurance renewal	May 2016	In consultation with Cllr Peters, it was agreed to continue to renew the Parish Council's insurance for a further year with Came and Company and to review the insurance for Best Value early next year.

- b) **Police Report** — Local Police Officer Jonathan Summerfield reported that he has been covering this area for 6/7 years and there have been changes such as officers moved around and he introduced CSO Joe Bradley. They are still based at Pontesbury Police Station and also undertake surgeries in the mobile libraries. If you would like us to attend one of your meetings, please let us know and we will ensure it is booked in the diary. We have been liaising with schools and with Mathew Mead, Shropshire Council Community Action Officer and they also have helicopters and dogs available if needed. The crime in this area is very low, but you did have a cannabis farm. We have also been undertaking speed enforcement in the village, but please go onto twitter to see what is going on in your area.
- c) **Shropshire Council** – In the absence of Cllr David Roberts, Mathew Mead reported that Shropshire Council has experienced a lot of challenges over the last 12 months. It appears that the Revenue Grant from the Government will be reduced and down to zero by 2020. This will affect several services such as libraries, leisure centres and country parks. Mathew suggested that both he and Clare Fildes from Shropshire Council Outdoor Partnership come to one of the Parish Council's meeting to speak to members about ideas they have for Nesscliffe Country Park. He reported that both Town and Parish Councils were having meetings to try to work together in partnership to save as much money as possible. The new leader of Shropshire Council, Malcolm Pate, are working very closely with Chris Edwards the Chief Executive and meetings are being held with Town and Parish Councils.

34/16 **PLANNING** – Planning Notifications (for information only)

- 1) **11/02568/FUL** – Lane adjacent to The Old Water Tower, Wilcott – Residential development comprising of 4 dwellings in 2 blocks and creation of vehicular access – **Awaiting decision.**
- 2) **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.**
- 3) **14/01327/OUT** - 4 Felton Butler Cottages, Nesscliffe, Shrewsbury, Shropshire, SY4 1A. Outline application for the erection of a detached dwelling and garage to include access. **Grant Permission.**
- 4) **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. **Awaiting decision.**
- 5) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire - Outline application for the erection of 8No dwellings (to include access). **Registered.**

- 6) **14/03862/FUL** - Adcote School Little Ness Shrewsbury Shropshire SY4 2JY - Erection of a three storey building to provide 34 twin study bedrooms and ancillary accommodation; Minor alterations to existing Junior School building to adapt entrance; associated car park, landscape and drainage. **Withdrawn.**
- 7) **14/03863/LBC** - Adcote School Little Ness Shrewsbury Shropshire SY4 2JY - Erection of a three storey building to provide 34 twin study bedrooms and ancillary accommodation; Minor alterations to existing Junior School building to adapt entrance; associated car park, landscape and drainage. **Withdrawn.**
- 8) **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.**
- 9) **15/00560/OUT** - Land East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH - Outline application for the erection of one dwelling (all matters reserved). **Awaiting decision.**
- 10) **15/01235/OUT** - The Chapel, Well Lane, Hopton, Shrewsbury, SY4 1DH - Outline application for the erection of two dwellings; including approval for the formation of vehicular access (some matters reserved) – **Grant Permission**
- 11) **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.**
- 12) **15/03348/FUL** - Adcote School, Little Ness, Shrewsbury, SY4 2JY- Erection of a single storey moni pitch building to provide accommodation for 4 no. classrooms for a temporary period of 8 years to include associated external and drainage works. **Awaiting decision**
- 13) **15/03377/FUL** - Gate House, Nesscliffe, Shrewsbury, Shropshire, SY4 1AY - Erection of a detached garage. **Awaiting decision.**
- 14) **15/05462/EIA** - Land Adjacent To The A5, Kinton, Shrewsbury, SY4 1AZ - Erection of four poultry rearing buildings, biomass building, ten feed bins and other ancillary buildings, landscaping including ground modelling and tree planting, construction of a surface water attenuation feature and new access. **Grant Permission.**
- 15) **15/00560/OUT** - Land East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH - Outline application for the erection of one dwelling (all matters reserved). **Awaiting decision.**
- 16) **16/00451/FUL** - Top Farm, Kinton, Shrewsbury, Shropshire, SY4 1AZ - Erection of agricultural storage building. **Awaiting decision.**
- 17) **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**
- 18) 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.**
- 19) **16/00912/FUL** - Kinton House, Kinton, Shrewsbury, Shropshire, SY4 1AZ - Erection of detached double open fronted garage. **Withdrawn**
- 20) **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.**
- 21) **16/01095/FUL** - Proposed Passive Haus Dwelling At, Hopton, Nesscliffe, Shrewsbury, Shropshire

- Erection of a single storey earth sheltered eco dwelling with access and detached double garage.
Refused.

- 22) **16/01290/LBC** - Kinton House, Kinton, Shrewsbury, Shropshire, SY4 1AZ - Erection of detached double open fronted garage. **Awaiting decision.**
- 23) **16/01229/FUL** - Communication Out Station, Nesscliffe, Shrewsbury, Shropshire - Extension to existing telepoint site, to include erection of 9 earth station antenna, a plant building and a new vehicular access. **Grant Permission.**
- 24) **16/01023/FUL** - Holly Bush Cottage , Adcote Lane, Nib Heath, Shrewsbury, SY4 2JX - Erection of single storey rear extension. **Awaiting decision**
- 25) **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). **Awaiting decision.**

35/16 **PLANNING APPLICATIONS** – Council to make decision.

- a) **Reference: 16/01808/REM** (validated: 26/04/2016)
Address: Proposed Dwelling East Of Green Meadow, Little Ness, Shrewsbury, Shropshire
Proposal: 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)
[No EIA required]
Applicant: Mr Mel Grime & Ms Rosemary Broady (Gorstage Hall Mews West, Weaverham , Northwich, CW8 2SG, Cheshire)
Decision: ' The Parish Council wish to object to this application as it is not in keeping with the character and layout of properties in Little Ness. For reasons we do not understand the applicant has decided to configure the layout at 45 degrees to adjacent properties. If the problem was fitting a large house into a small site, then maybe the applicant should reconsider the size of the property
- b) **Reference: 16/01854/REM** (validated: 13/05/2016)
Address: Kinton House, Kinton, Shrewsbury, Shropshire, SY4 1AZ
Proposal: 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
Applicant: Mr & Mrs M Potts
Decision: No objections
- c) **Reference: 16/02017/FUL** (validated: 17/05/2016)
Address: The Hill, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DQ
Proposal: Erection of a two storey extension
Applicant: Mr M Jarvis
Decision: The Parish Council wish to strongly object to this application for the following reasons: The Parish Council is not prepared to support this application until more accurate and detailed information is provided. Two sketches of the existing and proposed changes to the property, both of different scales do not give the Parish Council any confidence that the applicant is aware of the sensitivity around building on the hill.

CS5 requires that the changes will *protect, restore, conserve and enhance the natural built environment*. The Parish Council interprets this to mean that the extension should very much be in keeping with existing farm house. Sandstone walls, hedges and gardens being the predominant external features of the extended property. It is not clear how big the extension is, however it important that any development is sympathetic to the surroundings, that is, the retention of the rural characteristics of the existing farm house.

- d) **Reference: 16/02019/FUL** (validated: 17/05/2016)
Address: The Hill, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DQ
Proposal: Conversion of outbuilding to two holiday let units; change of use of agricultural field to holiday park with siting of ten pods; erection of toilet/shower block; installation of bio-disc

treatment plant; formation of parking area

Applicant: Mr M Jarvis

Decision: The Parish Council wish to strongly object to this application for the following reasons:

1. The SAMDEV Plan, at reference S16.2 (iv) states *The protection of the setting of Nesscliffe Hill is an objective of the strategy for the village*. The Housing Needs and Development Survey (2011) is more emphatic on the protection of Nesscliffe Hill and its surrounds: *Local residents are fiercely protective of the unique natural environment of Nesscliffe Hill and its surroundings. Most respondents do not wish to see any building development on the areas adjoining Nesscliffe Hill and many have very strong objections* (para 8). It is the view of the Parish Council that this application is in direct conflict with the SAMDEV Plan and the wishes of the community.

This site for this development is outside any of the development areas of the parish and therefore should be viewed as 'open countryside'. CS5 provides guidance on development in open countryside. Developments must '*protect, restore, conserve and enhance the natural and built environment to be compliant*'. It is view of the Parish Council that this development fails to meet any of these objectives. The development will detract from the natural beauty of the area, with the introduction of a commercial venture that is so out of keeping with the immediate surrounds and very much to the detriment of the many visitors and residents who are able to enjoy the peace and tranquillity of the rural asset.

2. CS16 is also helpful with this proposal, in its recognition of the rural and tranquil nature of Shropshire's countryside and its attractiveness to visitors. The guidance requires that development in the countryside should be compatible with the location, so the unique character and tranquillity is retained. This proposal would change the character of the hill and severely impact on the tranquillity of the area. Already the applicant has made changes to the immediate surrounds with the provision of a new access road to his property, the building of substantial fencing around his property and the introduction of cameras and guard dogs to protect his property. The introduction of a camp site would a further and major change that would make unacceptable changes to the natural character of the woodland, at the entrance to the country park. The applicant appears to have no understanding of importance of the hill to the many visitors and residents of the parish, who enjoy its natural beauty, the ability to conduct outdoors activities without the intrusion of a commercially inspired developments and the attendant increase in vehicular traffic and the inevitable pollution, in all its forms, from such vehicles and the campsite residents.

CS6, CS17 and the Natural Environment SPD all provide guidance on avoiding harm to Shropshire's natural assets and their conservation, enhancements and restoration. The guidance states that planning permission will be refused if the visual impact, landscape character and local distinctiveness are harmed. The exception, in this case would be that the economic and social benefits outweigh the harm. For the many visitors and residents of the parish no such benefits would accrue, only the applicant and his guests could possible claim any benefits.

In Summary,

This application this application should be refused for the following reasons:

3. It is not supported by SAMDEV and the relevant core strategies.
4. The road network is not able to cope with the additional traffic.
5. The environmental impact would be negative and therefore it is not 'sustainable development'.
6. The proposed site for this development is not a reuse of agricultural land.
7. There is no identified need for such a campsite, the parish is well served with properly located campsites, at least 12 sites are close to the hill, there is certainly no need for a site on the hill itself.
8. Historic England has recognised the need to protect the hill fort and Parish Council would fully

support the identified need for such protection. The Parish Council, on behalf of the community, recognise the need for protect extends well beyond the hill fort, to include the country park and its surrounds in the interests of all our visitors and residents alike.

- e) **Reference: 16/02032/OUT** (validated: 18/05/2016)
 Address: Proposed Dwelling North Of 18, Valeswood, Little Ness, Shropshire
 Proposal: Outline application for the erection of one open market dwelling to include means of access
 Applicant: Mr Robert Smith (18 Valeswood Lane, Valeswood, Little Ness, SY4 2LH)
Decision: No objections.

36/16 **PAYMENTS TO BE APPROVED** – It was **RESOLVED** to approve and sign the following payments.

Cheque No	Payment to	Description	Net	VAT	Gross
10464	Anne Chalkley	April/May/June salary	1543.55	0.00	1543.55
10465	HMRC	NI Contribution	1.40	0.00	1.40
10466	Anne Chalkley	Expenses	70.97	0.38	71.35
10467	SALC	Training Cllr Peters/Clerk	40.00	0.00	40.00
10468	Highline Electrical	Loose column at Wilcot Avenue	188.00	37.60	225.60
10469	Nesscliffe Village Hall	Donation	500.00	0.00	500.00
10470	Little Ness Village Hall	Donation	500.00	0.00	500.00
10471	Came & Company	Insurance Renewal	698.36	0.00	698.36

DD	Payment to	Description	Net	VAT	Gross
25.04.16	Scottish Power	Street Lights 31/12/15-31/3/16	60.96	3.05	64.01

37/16 **PAYMENTS** – It was **RESOLVED** to approve and sign payments after the agenda was sent out.

Cheque No	Payment to	Description	Net	VAT	Gross
10472	Philip Evans	Playing field hut repairs	112.00	0.00	112.00
10473	Graham Taylor	Churchyard grass cut 9,24 May	140.00	28.00	168.00

38/16 **FINANCE** – It was **RESOLVED** to approve and sign the following:

- b) Bank Reconciliations to the April 2016
- c) Receipt and Payments April 2016
- d) Bank Statements

39/16 **NEIGHBOURHOOD CIL** – The Clerk reported that she had contacted Neil Stuart of Shropshire Council CIL Team who has explained that the Parish Council has £1,800.93 under Neighbourhood CIL fund to be spent on infrastructure within the parishes. An information guidance pack will be sent very soon explaining exactly what the Parish Council can spend the money on. The Clerk had informed Neil that the Council would like to consider giving some of this money to Little Ness Village Hall towards the car park. As it as in retrospective the CIL Policy Team would be contacting me to let me know if this would be possible.

40/16 **YOUTH CLUB** – Cllr Gilbert reported that the Youth Club was still going strong and new people arriving, but some have left. The last event of the summer is the sponsored walk on the 27 June to raise money for their visit to the Safari Park on the 10 July. Birch Travel has kindly given them a discount of £40 off the coach invoice. She has the sponsor form here and if anyone would like to sponsor them, please see her after the meeting.

41/16 **AUTOMATED EXTERNAL DEFIBILATOR (AED)** – The Clerk reported that she has finally been in contact with Cliff Medicott and will be meeting him at the Shrewsbury Ambulance Station on Monday morning and Cliff will want to know how many residents want to be trained up. After discussion a number of approximately 12 people would attend the training. Cllr Miss Peters will be putting a notice on Wilcot Watch once a date for the training is available and Cllr Bustard had informed the Clerk before

the meeting that he could arrange a room in Nesscliffe Training Camp if the Village Halls were unavailable.

42/16 **COLLAPSE OF THE ADCOTE MILL BRIDGE** – Nothing to report.

43/16 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

Cllr Miss Gilbert asked if a letter of support could be sent to the Royal Shrewsbury Hospital from the Parish Council for the A&E Department to be kept open. After discussion, it was **AGREED** the Clerk write to the Royal Shrewsbury Hospital.

Cllr Evans informed the members that he felt that more residents should be made aware of the ways they can comment on planning applications. He said that the Clerk had put a page on the website to help residents and they can contact her for further information and help.

Cllr Miss Gilbert reported that there was a water leak outside number 33 The Crescent. She was not sure if it had been reported, but asked the Clerk if she would find out.

44/16 **CORRESPONDENCE** – No correspondence received.

45/16 **SALC CORRESPONDENCE** – E-mailed to members:

- b) Contribution to FutureFit and Community Fit Debate
- c) Armed Forces Day
- d) Bulletin 13 May
- e) Shropshire Council's Scrutiny Report: Important Update

46/16 **E-MAILED CORRESPONDENCE** -

- b) Health Matters
- c) Weekly Email News Digest - Monday, 9 May, 2016
- d) Rural Vulnerability Service - Rural Transport - May 2016
- e) Weekly Email News Digest - Monday, 16 May, 2016
- f) Spotlight on Rural Health
- g) Connecting Shropshire broadband update

47/16 **EXCLUSION OF THE PRESS AND PUBLIC** – It was **RESOLVED** to pass resolution to exclude the press and public under Public Bodies (Admission to Meetings) Act 1960, so as to discuss the following confidential matters.

48/16 **PENSION AUTO ENROLMENT** – Cllr Miss Peters informed the Clerk that she will be receiving a letter asking if she would like to join the Pension Scheme.

49/16 **NEXT MEETING** – 5 July 2016 in Nesscliffe Village Hall at 7.30pm

Meeting Closed: 9.15pm