

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 Mike Arthur (**Chairman**), Cllr Phil Brooks; Ken Bustard; Tom Evans, Miss Eleanor Gilbert; Miss Sue Peters and Jonathan Tailyour. Public: 9.

In attendance: Anne Chalkley – Clerk/RFO. LPO Jonathan Summerfield.

In the absence of the Chair, Cllr Nunn, the Vice Chair, Cllr Arthur chaired the meeting. Cllr Arthur thanked Mr Guy Davies for purchasing the Automated External Defibrillator (AED) for Little Ness. Cllr Arthur also informed the members and all present that ex Cllr and Shrewsbury Mayor David Davies (Nipper) had died.

91/16 **TO ACCEPT APOLOGIES FOR ABSENCE** – Cllr Nunn (Funeral), Cllr Peters (unwell), Shropshire Councillor David Roberts (another meeting) Shropshire Council Community Action Officer Mathew Mead (Other commitment).

92/16 **DISCLOSURE OF PECUNIARY INTERESTS** – None.

93/16 **DISPENSATION** – The members had already completed their dispensation for item 102/16 (b) and (c) in block.

94/16 **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 why the Parish Council meetings seemed to be in Little Ness Village Hall and not Nesscliffe Village Hall. The Clerk explained that the next meeting is in Nesscliffe Village Hall and that when she sends out the dates, usually six months in advance to both Booking Secretaries, she has to take the dates that are available and that is why it sometimes seemed that we meet in the same hall over a period of months.

Mike Robins asked that when documents appear on the agenda would the contents please be read out. He also asked that as only one Annual Parish Meeting was to be held each year, could it be well advertised to ensure all residents are aware.

Andrew Haslewood circulated information for agenda item 8, planning application 16/04169/REM. He highlighted to the members that the first sheet was the previous application that was withdrawn. The second sheet was the new application reserved matters to be discussed. Although the double garage has been removed the rest of the application was identical. He was still very concerned that no one had consulted them as the dwelling was still very close to his property and he will be objecting to the application.

Guy Davies informed the meeting that he was more than happy to pay for the AED and he would prefer it to be put in the old telephone box as it was in the centre of Little Ness village. Secondly he wanted to support the new planning application 16/04169/REM, but he had listened to Andrew Haslewood's objections.

Jane Burgoyne – planning application 16/03413/REM asked if the Parish Council will support a play area when these dwellings are built as part of the application. The Clerk informed Jane that this was to be discussed under agenda item 99/16(a).

95/16 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 6 September 2016.

96/16 **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.

Sale of Hillside Farm to be used towards Nesscliffe Countryside Park	September 2016	Clive Wright, Chief Executive Shropshire Council response: I can understand why communities would make the connection between the sale of a building and funding the ongoing revenue costs of another part of the same site. However, as you know, capital receipts are used to fund the capital programme of local authorities. The capital programme projects are prioritised against county wide need, not by the location from where receipts are taken. The capital programme is always over committed and relies on project slippage in order to be affordable. After many years of selling assets to fund the capital programme our assets are depleted, making it more difficult to generate sufficient receipts. Until recently, it wasn't possible to spend capital on revenue costs, but legislation has changed to allow this with certain conditions, which I would summarise as: capital can support revenue costs in order to make future cost sustainable - clearly this isn't the case in this instance. Unfortunately this example is a symptom of the financial circumstances that we are now managing. I won't elaborate on these circumstances as we are all now well versed in understanding our financial position. I believe it is important to both explain this to the public at meetings such as those with town and parish councils and get the message over that Shropshire Council is doing a good job with a very unfair funding allocation - which we are challenging. Town and parish councils can assist by using their ability to raise precept where they wish to do so.
War Memorial repair	September 2016	I have received confirmation that the repair to the Little Ness War Memorial will be carried out before the Remembrance Day service.
Nettles growing at the Great Ness Notice Board	September 2016	I have arranged for Graham Taylor to cut these nettles down on a regular basis.

- b) Police Report – Police Reports can be found on the website. LPO Summerfield reported that there had been a couple of incidents of burglary and please be vigilant, lock everything away and report anything suspicious immediately to the police on the 101 number. Cllr Arthur thanked LPO Summerfield for his report and he left the meeting.
- c) Shropshire Council – Cllr David Roberts sent his apologies.

97/16 **PLANNING** – *Planning Notifications (for information only)*

Appeal: Ref: 15/03230/OUT - Dunedin, Lower House Farm Junction to St Martins Church, Little Ness, Shrewsbury SY4 2LG - Dismissed

- 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. **Grant Permission.**
- 2) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire - Outline application for the erection of 8No dwellings (to include access). **Registered.**
- 3) **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.**
- 4) **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.**
- 5) **15/03377/FUL** - Gate House, Nesscliffe, Shrewsbury, Shropshire, SY4 1AY - Erection of a detached garage. **Grant Permission**

- 6) **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. **Grant Permission.**
- 7) 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. **Grant Permission.**
- 8) **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.**
- 9) **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.**
- 10) **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. **Grant Permission.**
- 11) **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.**
- 12) **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..**
- 13) **16/02667/FUL** - Poultry Broiler Units, Great Ness, Montford Bridge, Shrewsbury, Shropshire - Erection of an extension to an agricultural building for renewable energy biomass boiler room and open storage for agricultural purposes and all associated works. **Grant Permission**
- 14) **16/02683/FUL** - Proposed Dwelling To The South Of, Little Ness, Shrewsbury, Shropshire - Erection of one dwelling with detached ancillary building and formation of access. **Withdrawn.**
- 15) **16/03306/OUT** - Proposed Dwelling At The Prill, Nesscliffe, Shrewsbury, Shropshire - Outline application (all matters reserved) for the erection of one dwelling and all associated works (re-submission). **Refused.**
- 16) **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.**
- 17) **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 apartment. **Awaiting decision.**
- 18) **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). **Awaiting decision.**
- 19) **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. **Awaiting decision.**

- 1) **Reference: 16/03518/OUT** (validated: 31/08/2016)
Address: Pear Tree Cottage, Great Ness, Shrewsbury, Shropshire, SY4 2LE
Proposal: Outline application for 1 No dwelling (all matters reserved)
Applicant: Mr And Mrs Thomas Cutler
Decision: The Parish Council object to the above application for the following reasons:
 1. Great Ness has already had to accept 9 properties during the period covered by SAMDEV. As one the six clusters that are part of the parish, this total far exceeds the 2-3 properties anticipated for each cluster. The detrimental effect on the infrastructure and the goodwill of the residents is all too apparent.
 2. The application is for a 4 bedroom property, as have been so many of the 9 properties imposed on Great Ness, does not accord with the SAMDEV requirement for predominantly 2/3 bedroom properties.
 3. The site for development is not sustainable development, no reasonable access to services, no evidence of any requirement for this type of property and the increased use of private cars will have a further detrimental impact of the environment.
 4. Parking space appears to be at a premium, any attempt to park at the road will cause serious traffic problems for road users.

- 2) **Reference: 16/03843/REM** (validated: 13/09/2016)
Address: Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire
Proposal: 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
Applicant: Midland Ground Works (Mr C Birch, Clement Cottage, Gwern Y Brenin, Oswestry, SY10 8AP)
Decision: The Parish Council object to this planning application for the following reasons:
 1. SAMDEV (S16.2 [IV]: Nesscliffe) identifies Nesscliffe as a community hub within the parish. The housing guideline is for around 30 additional dwellings over the period 2026. 15 dwellings have already been identified for the preferred site, NESS004, leaving the remaining sites to bid for the remaining 15 dwellings. Further the guideline identifies the community requirement of predominantly 2/3 bedroom properties. This application is exclusively for 4/5 bedroom properties and 2 very large bungalows. Clearly this application does not meet the guidelines set out in SAMDEV.
 2. The scale and layout of the proposal can be described as high density in relation to the surrounding dwellings. The layout of this part of Nesscliffe is one of linear development, any new development would be expected to maintain the same linear layout to ensure the character and appearance of the area is retained.
 3. It is also noted that the site does not meet the SAMDEV requirement for development in Nesscliffe, in that development is limited to infill and conversions of buildings. Clearly this proposal does not meet requirement. This brings into question the *suitability of the site*, in that there is the potential to further extend the village, well beyond this proposal, into open countryside.
 4. It is also questionable that the proposal can be classified as *sustainable*. The proposal will have a negative environmental impact, with a sizeable increase in the use of private cars. There will also be a negative social impact, with increased risk to walkers, cyclists and horse-riders, who regularly use the very narrow lane to access services, such as the post office, garage and the local primary school. The proposal has made no attempt to improve access to these services. There will be employment benefits during construction but thereafter, there will no employment benefits to the community of Nesscliffe.
 5. This proposal is not of an appropriate scale and design to protect and enhance the character of the village.

- 3) **Reconsultation due to Amendment on application 16/00670/REM** - Land West Of Nesscliffe Hotel
Proposal: 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 Parish Council object to this planning application for the following reasons:
 1. SAMDEV (S16.2 [IV]: Nesscliffe) identifies Nesscliffe as a community hub within the parish. The housing guideline is for around 30 additional dwellings over the period 2026. 15

dwellings have already been identified for the preferred site, NESS004, leaving the remaining sites to bid for the remaining 15 dwellings

2. The number and type of properties proposed for this site meets the guidelines detailed in SAMDEV, however the 'high density' layout is not in keeping with the linear development in this part of the village. Development on this site should conform to the predominately linear configuration of adjacent properties to ensure the character and appearance of this part of the parish is retained.
3. The proposed access road appears to join with the rights of way, which presents a road safety concern for users of the right of way.
4. The additional traffic to/from the development is likely to conflict with existing traffic joining Holyhead road from Wilcot Lane and housing drives. The applicant has made no effort to improve access/egress by utilizing the hotel car park entrances rather than creating a new entrance.
5. The history of this development is that it has been in the market for over three years and has yet to be sold, which suggests that it is unlikely to be a *deliverable site*.
6. The *suitability of the site* is very much in question, a right of way has to be moved, and insufficient open space has to be addressed.

4) **Reference: 16/03975/FUL** (validated: 08/09/2016)

Address: Hollies Farm, 16 Little Ness, Shrewsbury, Shropshire, SY4 2LH

Proposal: Erection of a single dwelling

Applicant: Mr P Walls

Decision: No objection

5) **Reference: 16/04075/VAR** (validated: 08/09/2016)

Address: Wilcot House , Pool Hill Junction Via Wilcott House To Training Camp Junction, Wilcott, Shrewsbury, SY4 1BJ

Proposal: 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

Applicant: Mr R Warner (Wilcott Hall, Wilcott, Nescliffe, Shrewsbury, Shropshire, SY4 1BJ)

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

1. The Parish Council are of the view that the historic importance of Wilcot House has not in any way diminished, in fact, as time goes by, its historic importance grows. The Building Conservation Officer (13/03667/FUL) described the historic importance of Wilcot House as follows: *'Wilcot House and its associated buildings offer a significant contribution to the locality. Although not a listed building the property appears to be of sufficient character to be considered an historic asset.....'*

In recognition of the historic importance of Wilcot House the Decision Maker for 13/03667/FUL imposed condition 12, **for the lifetime of the development**, *'The annexe and office hereby permitted shall only be used as an integral part and incidental to the enjoyment of the existing dwelling and shall not at any time be sold, let or occupied as a separate unit of residential accommodation.* The Parish Council consider that this lifetime condition should remain in place.

2. The Parish Council would also draw attention to SAMDEV, and the fact that development in the clusters has far exceed the 10-15 houses up to the period 2026. At present three applications for six dwellings have already been approved, all of which, are in the immediate vicinity of this application.

Para 3.21 of Policy MD3 explains that whilst the guideline is not a maximum figure, development exceeding by too great a degree could result in unsustainable development that stretches infrastructure and community goodwill.

6) **Reference: 16/04146/FUL** (validated: 14/09/2016)

Address: Proposed Dwelling East Of Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire

Proposal: Erection of a dwelling and detached garage; formation of a vehicular access

Applicant: Mr & Mrs Oldham (c/o Agent)

Decision: No objections.

7) **Reference: 16/04109/FUL** (validated: 26/09/2016)
Address: 23 Kingsway, Wilcott, Shrewsbury, SY4 1BG
Proposal: Erection of two-storey side extension and internal alterations to existing dwelling
Applicant: Mr Peter McCracken (23 Kingsway, Wilcott, Near Nesscliffe, Shrewsbury, SY4 1BG,
Decision: No objections

8) **Reference: 16/04169/REM** (validated: 27/09/2016)
Address: Proposed Dwelling To The South Of, Little Ness, Shrewsbury, Shropshire
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
Applicant: Mr J Homden (c/o Agent)

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

1. The application is a resubmission of a previous application for full permission, this time as a reserved matters application. As such it necessary for the application to be in line with the outline approval. An examination of the site plan used for the granting of outline planning approval and the site plan submitted to support this reserved matters application reveals that there are some significant differences, which include the following:
 - a. The position of the house has been moved closer to the road.
 - b. The footprint of the house is greater than the original footprint.
 - c. The garage has been moved to the side of the road.
 - d. The access road has been moved.
2. The layout of the development in relation to the buildings outside the development is such that it severely affects the visual amenity of the immediate neighbours. It may well be that there is no entitlement to a view and that the separation (in feet and inches) satisfies the regulations, however the character and appearance of this part of the village is one of wide separation between the larger properties. The repositioning of the garage, which is the size of an average 2-bedroom house, just adds insult to injury.

The scale of the development is significantly greater than the original proposal. The height in particular is a cause for concern. It was also a concern of the Planning Officer, who granted outline permission for development.

Quote from the decision notice:

Standard Conditions

Para 5. The dwelling hereby approved shall not exceed two-storeys in height.

Reason: In the interests of the visual amenities of the area

The proposed development is indeed a two-storey dwelling but has an overall height of approximately 30 feet (the average height of a two-storey house is 20 – 25 feet). Clearly, the applicant has had no regard for the ***visual amenity of the area.***

3. The Parish Council submitted the following comment, at the time of the original application for outline planning permission.

The Parish Council agreed to support this application due to the applicant living locally and the dwelling for his own personal use.

99/16 **PARISH MATTERS –**

- a) 16/03413/REM Proposed Residential Development opposite the Crescent – to discuss whether the Parish Council would agree to manage and maintain the open space/area once the development is completed. The members were very disappointed that Amy Hansen of Berrys had not attended the meeting as previously informed and asked the Clerk to invite her to the next meeting.
- b) Neighbourhood CIL money for retrospective car park upgrade for Little Ness Village Hall. CIL money for traffic calming in the future. After discussion it was **AGREED** to contribute £1800.93 Neighbourhood CIL money towards upgrading the car park at Little Ness Village Hall.
- c) AED's for Wilcot and Little Ness and update on AED cabinet and installation for Nesscliffe. Cllr Bustard informed the members that he has spoken with Mike at the Nesscliffe Garage and he has no problem with having the AED on his garage wall. Although the Clerk had purchased the cabinet for this AED it has not arrived yet. The Clerk will contact the supplier and find out why the cabinet has not arrived. After discussion it was **AGREED** to obtain a quotation to have the telephone kiosk cleaned and painted and to purchase an AED for Wilcott and two cabinets, one for Wilcot and the other for Little Ness AED's.
- d) Nesscliffe Playing Field RoSPA Report and quotation from Graham Taylor. After discussion it

was **AGREED** to accept the quotation of £740.00 + VAT from Graham Taylor to repair the play equipment highlighted in the RoSPA report as Medium Risk, but to see if he could use a better quality of wood and weatherproof for the platform of the slid and the Clerk to obtain the additional cost from him.

- e) Dog waste bin - Lymore Close, Nesscliffe – Cllr Evans explained that this is a very popular route for dog walkers and a resident had put up and emptied the dog bin while walking his dog, but now he does not walk his dog the dog bin is no longer being emptied. Cllr Bustard informed the members that he had spoken to Carman at Shropshire Council about the dog bin and that no one is emptying it. Carmen informed Cllr Bustard that the dog waste goes into the landfill and she could see no reason why a black rubbish bin could not be put at the junction of Lymore Close for the use of rubbish and dog waste. After discussion it was **AGREED** the Clerk contact Shropshire Council to see if a black rubbish bin could be put at the junction of Lymore Close.

100/16 **PAYMENTS TO BE APPROVED** – It was **RESOLVED** to approved and signed the following:

Cheque No	Payment to	Description	Net	VAT	Gross
10483	Graham Taylor	Hedge cutting, cemetery, Wilcot Play Area and school boundary	268.00	53.60	321.60
10484	ICO	Data protection renewal	35.00	0.00	35.00
10846	Wel Medical	AED cabinet	599.95	119.99	719.94

101/16 **PAYMENTS** – It was **RESOLVED** to approve and sign payments after the agenda has been sent out.

Cheque No	Payment to	Description	Net	VAT	Gross
10487	Graham Taylor	Churchyard grass cut 16,27 Sept.	140.00	28.00	168.00
10488	RBL Poppy Appeal	Poppy Wreaths	34.00	0.00	34.00

102/16 **FINANCE** –

- Annual Return 2015-16
- Budget for 2017-18 – It was **RESOLVED** to approve the budget for 2017-2018.
- Precept for 2017-18 – It was **RESOLVED** to approve the precept of £17,230.00 for 2017-2018.

103/16 **LOCAL COUNCIL AWARD SCHEME** – It was **RESOLVED** to adopted the following:

- Action Plan 2016-17
- Community Engagement Policy

104/16 **YOUTH CLUB** – Cllr Miss Gilbert reported that the numbers were increasing and as the nights are now darker, the activities are taking place inside the hall.

105/16 **COLLAPSE OF ADCOTE MILL BRIDGE** – The Clerk reported that she had received an email from Richard Knight informing the council that he was still awaiting a second price for a basic bridge which will inform budget decisions between doing the basic replacement or an as like replacement or something else. In the mean-time I am looking at how we can open up the ford to equestrian traffic in the meantime.

106/16 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

Cllr Brooks referred to the document from National Association of Local Councils, ‘Local Council Documents and Records under the heading of Magazine and Journals that a copy of our Parish Plan should be sent to the British Library.

Cllr Brooks referred to the letter from National Association of Local Council (NALC) ‘Supporting Our Advocacy on Council Tax Referendum Proposal’. This letter highlighted the following: *NALC at a meeting was extremely concerned about a consultation published by the government on 22 September which includes proposals to extend council tax referendums to some or all local councils as stated below -*

At parish level a referendum is expensive and the cost is disproportionate to the council tax increase. It could cost as much as £3 per Band D property to ask residents whether to spend more than £5. Councils may want to find out the cost from your principal council of the likely re-charge cost to councils for conducting a stand-alone parish precept referendum, assuming that it is not conducted in

conjunction with any other election, by election or referendum and that poll cards are issued. Even if residents vote no in a referendum, the council will still need to meet the cost of it. The referendum cost alone would probably lead to a rise of well over 2%. It might also be helpful to illustrate this cost as a proportion of the council's overall expenditure.

The letter continued that Local councils should continue to have the freedom and flexibility to raise the resources they need to invest in local services, especially at a time when they are taking on services and assets from principal councils, often much valued services which would otherwise cease completely and which communities want to see continue.

Cllr Brooks asked the members to support NALC allowing Parish Councils to set their own precept without a referendum. After discussion it was **AGREED** to send a letter of support.

107/16 **CORRESPONDENCE** – None.

108/16 **NEXT MEETING** – 1 November 2016 Little Ness Village Hall at 7.30pm.

Meeting Closed: 9.15pm