

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 7th December 2017 at 7.30pm.

Present Cllr. Mike Arthur (**Chairman**), Cllrs. Phil Brooks, Eleanor Gilbert, David Nunn, Tristram Pearce and Sue Peters.

In attendance Rebecca Turner (Clerk/RFO); Shropshire Councillor Ed Potter. Ian Motton – Assistant Headteacher, St Andrew’s Primary School.
Public: 14

125/17 **TO ACCEPT APOLOGIES FOR ABSENCE**

All councillors present. Apologies had been received from Amy Henson of Berrys.

126/17 **DISCLOSURE OF PECUNIARY INTERESTS**

No interests declared

127/17 **DISPENSATIONS**

No dispensations being sought.

128/17 **PUBLIC PARTICIPATION SESSION**

Ian Motton, Assistant Headteacher at St Andrew’s School spoke in relation to the MUGA which is planned for the lower play area. The developer has offered to pay £20,000 in addition to the CIL contribution and this would enable the school to build the MUGA.

A member of the public said that she was aware that Bomere Heath parish has an overall record of planning permissions granted for housing in the parish and she enquired as to if this parish holds similar data in relation to housing. The clerk read out the data on outstanding permissions and completions from the latest Housing Land Supply report published by Shropshire Council.

A member of the public also spoke in relation to Nesscliffe Hills and District Bridleways Association’s response to the planning application for poultry units at Felton Butler, ref 17/05151/EIA. She highlighted the fact that there are three tourist routes in the area, tranquil views and quiet lanes. In the opinion of the Bridleways Association, the chicken farm would be damaging to tourism in the area she also commented that very few extra jobs are generated from chicken farms. She highlighted the importance of considering the cumulative impact of the other chicken sheds which are already in existence in the area. Concern was also expressed about where muck from the site should be disposed of because the environmental report stated that 75% would be disposed of off-site. Several further members of the public spoke in relation to the poultry farm application. Highways issues were a key concern – it was noted that the lane already suffers from potholes and mud and it was considered that it is unsuitable as a HGV route. Concern was expressed that there will be an increased number of large HGVs and tractors using the route and that this will endanger school children who catch buses along the lane. It was noted that other chicken farms, such as the one at Great Ness, had put their own access in and it was questioned why the applicant cannot do that in this case. It was also noted that when a similar application was granted on this road at Manor Farm, a condition was that vehicles could not turn left out of Manor Farm. It was of concern that the highways comments on the current application had not recommended a similar restriction.

A further issue raised was that the reports submitted with the application are frequently contradictory - for example, the road speeds are contradictory. The reports also said that someone would only need to visit the farm every few days and this is not realistic for a development of this nature which needs to be manned daily. Members of the public also highlighted that the applicant owns land all the way along the road and that this site is at the furthest point from the farmhouse, North Farm, although it was believed that he does not reside there and it may therefore be the case that this is an opportunistic application and that the chicken farm will be sold on. The comment was also made that a location nearer to the A5 may have been more suitable, notwithstanding the general feeling that there are already too many chicken farms in the area. Concern was also

expressed that the noise and odour assessments do not look at the cumulative impact of the other sheds.

129/17 **MINUTES OF MEETING HELD ON 7th NOVEMBER 2017 & NOTES OF PARISH MEETING ON 23RD NOVEMBER 2017**

It was **RESOLVED** to approve the minutes of the Council meeting held on 7th November as being a correct record, subject to correction of a typographical error on page 1. They were duly signed by the chairman. The council noted the minutes of the Parish meeting held on 23rd November and the clerk explained that these would need to be formally approved at the next Parish meeting.

130/17 **REPORTS**

- a) *Clerk's progress report* – noted.
- b) *Police Report* – 1 report of criminal damage had been received during October.
- c) *Shropshire Councillor – Ed Potter* – Councillor Potter reported that he had spoken to the developer in regard to the amended Phase 2 application at The Crescent. It was his understanding that any financial contributions made in addition to CIL were voluntary and he recommended that this be taken account of in determining the parish council's position on the revised plans. Councillor Potter also reported that Shropshire Council's Children and Young People's Services have recently had an Ofsted inspection and were graded as "Good". He also reported on a recent meeting of the LJC which had focused on proposed cuts to youth funding. He encouraged people to comment on the consultation which closes on 5th January and can be accessed via Shropshire Council's website.

131/17 **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) **17/02539/LBC** - Ness Strange, Great Ness, Shropshire, SY4 2LE - Conversion of traditional buildings into 6 residential dwellings and siting of a mini sewage treatment plant. **Awaiting decision.**
- 4) **17/02538/FUL** - Ness Strange, Great Ness, Shropshire, SY4 2LE - Conversion of tradition building into 6 residential dwellings and siting of a mini sewage treatment plant. **Awaiting decision.**
- 5) **17/02260/VAR106** - Land At, Wilcott, Shrewsbury, Shropshire - Variation of Section 106 for planning application number (14/02242/OUT) to reduce the level of affordable housing contribution. **Awaiting decision.**
- 6) **17/03414/VAR106** - Land Adj. Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire, SY4 2LG - Variation of Section 106 for planning application number 13/03505/FUL to remove the requirement to contribute towards affordable housing. **Awaiting decision.**
- 7) **17/02960/FUL** - Great Ness Dryers Caravan Storage, Warehouse And Office, Rodefern Lane, Great Ness, Montford Bridge, Shrewsbury, Shropshire, SY4 1AT - Erection of detached dwelling with detached garage following demolition of agricultural/industrial buildings former grain store. **Awaiting decision.**
- 8) **17/04627/VAR** - Foxholes Buildings, Little Ness, Shrewsbury, Shropshire - Variation of Condition No. 3 (approved plans) attached to Planning Permission 17/02290/FUL dated 02 August 2017. **Awaiting Decision**
- 9) **17/04705/FUL** - Kinton Manor, Kinton, Shrewsbury, Shropshire, SY4 1AZ - Erection of stables and garaging. **Grant Permission.**
- 10) **17/04706/LBC** - Kinton Manor, Kinton, Shrewsbury, Shropshire, SY4 1AZ - Erection of stables and garaging affecting a Grade II Listed Building. **Grant Permission.**

- 11) **17/04614/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 1 only). *Awaiting Decision*
- 12) **17/04616/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 2 only). *Awaiting Decision*.
- 13) **17/04617/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 3 only). *Awaiting Decision*.
- 14) **17/04618/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 4 only). *Awaiting Decision*.
- 15) **17/04619/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 5 only). *Awaiting Decision*.
- 16) **17/04620/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 6 only). *Awaiting Decision*.
- 17) **17/04621/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 7 only). *Awaiting Decision*.
- 18) **17/04622/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 8 only). *Awaiting Decision*.
- 19) **17/04623/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Reserved matters pursuant to Outline permission 14/03259/OUT dated 22nd September 2015 for proposed housing development to include appearance, landscaping, layout and scale (Plot 9 only). *Awaiting Decision*.
- 20) **17/04540/FUL** - Little Ness Manor, Little Ness, Shrewsbury, Shropshire, SY4 2LG - 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). *Awaiting Decision*.
- 21) **17/04956/REM** - Proposed Dwelling West Of 24, Valeswood, Little Ness, Shropshire - Approval of reserved matters for scale, access, visibility splays, appearance, layout and landscaping (in pursuant to application reference 14/03618/OUT for the erection of one dwelling. *Awaiting Decision*.
- 22) **17/04319/REM** - Approval of reserved matters (access) pursuant to permission (re-consultation) 15/00560/OUT for the erection of one dwelling - Development East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire. *Awaiting Decision*.

- 23) **17/05074/FUL** - Residential Development Land To The NW Of, Little Ness, Shrewsbury, Shropshire - Application under Section 73A of the Town and Country Planning Act 1990 for the erection of one detached dwelling (Substitution of house type - Plot 1, previously approved under 16/03399/REM). **Awaiting Decision.**
- 24) **17/05070/FUL** - Agricultural Building North Of Red House Farm, Little Ness, Shrewsbury - Conversion of and extension to agricultural building to form single dwelling. **Awaiting Decision.**

132/17 **PLANNING APPLICATIONS**

- 1) **17/05437/FUL (validated: 26/09/2017)**

Address: Land Adj. Clan Keith Stables, Valeswood, Little Ness, Shrewsbury
 Proposal: Erection of a detached dwelling with ground floor stables, tack room and store to include alterations to existing vehicular access
 Applicant: Miss Janette Forrest

Comments: It was **RESOLVED** to not object to the application as it is a detailed application which is in accordance with the outline permission granted.

- 2) **17/05151/EIA (validated: 10/11/2017)**

Address: 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
 Applicant: L J Cooke & Son

Comments: It was **RESOLVED** to object to the application for the following reasons:

- 1) *Highways* - the proposal will have an adverse impact on constrained narrow local roads - safety issues, mud on the highway and potholes. The highways report makes a number of flawed assumptions - for example, it uses contradictory speed data and assumes someone will only visit site every few days but this is not realistic for a chicken farm as it needs to be manned daily. The HGV route proposed is unsuitable as you cannot turn left at Manor Farm - please refer to the restriction in regard to this placed on a nearby application - this has not been highlighted in the comments raised by the highways officer and this needs reviewing for consistency with other decisions made. The safety of school children catching buses in area with HGVs passing on narrow lanes is also a concern.
- 2) *Amenity issues, noise and odour* - the assessments are inadequate. These are key concerns given the nature and industrial scale of the proposed development.
- 3) *Ecological assessment inadequate* - it should extend to a radius of 500 metres not 200 metres.
- 4) *Landscape issues and screening* - the site will be viewable from The Cliffe and Nesscliffe Hills.
- 5) *The site will bring very limited employment benefits* hence its adverse impacts outweigh any economic benefit to the community.
- 6) *The location is isolated* from an existing farm business (unlike other chicken farms permitted) and is in open countryside. If the site, were located closer to the A5, the Parish Council may re-consider its position on the proposal.
- 7) *Adverse impact on Rights of Way network and associated tourism* by spoiling character of the area.
- 8) *Cumulative impact* - there are five chicken farms in the area and one in Montford Bridge.

- 3) **17/01576/REM (validated: 15/11/2017)**

Address: Phase 2 Proposed Residential Development Opposite The Crescent Nesscliffe
 Proposal – To consider revised plans, including proposal for additional affordable bungalows & community facilities
 Applicant: Shrewsbury Homes Ltd

Comments: The applicant had submitted revised plans which showed that the number of parking spaces had increased from 16 to 20, the provision of a bus turning head, an allotment area and four 2 bedroomed semi-detached bungalows (two affordable, two open market). The applicant had also indicated that they are currently looking into traffic calming measures and

are willing to make a £20,000 payment towards a MUGA at the school, although this was dependent upon planning permission being obtained for the additional four bungalows.

The council considered the plans and appreciated the improvements to the parking, allotments, willingness to provide more traffic calming and the financial contribution being offered towards a MUGA at the school. However, in light of the scale of the development, it was agreed to also ask the developer to contribute an additional £20,000 towards new play equipment for the parish council play area, given that there is no play equipment on the development site. It was noted that the revisions to the plans have not yet been formally submitted to Shropshire Council, as the applicant was awaiting the comments of the parish council. Therefore, the parish council would need to formally comment on the plans once they are submitted to Shropshire Council.

133/17 **PLANNING APPLICATIONS RECEIVED AFTER THE ISSUE OF THE AGENDA**

No applications have been received. It was **RESOLVED** that, in light of there being no January meeting, the clerk would have delegated authority to respond to any applications for which the deadline for response is before the February 2018 meeting. The procedure would be that the clerk would email applications to councillors and unless a meeting was requested to consider an application, she would draft a response to be submitted and circulate this to councillors prior to submission.

134/17 **PARISH MATTERS –**

- a) *Two charities linked to St Andrews Church, Great Ness, ratification of two trustee* – Councillor Peter said that this was taking longer than anticipated to sort out. It was her understanding that the trustees will be discussing this at their meeting towards the end of January 2018.
- b) *Play area – to consider recommendations re repairs, tree survey/works & inspections* – the clerk advised that the RoSPA report for Wilcott play area has now been received. Some of the items for which repairs have been quoted had been identified as low-risk although they were likely to need remedial works in the medium term. She therefore asked the council if they wish to go ahead with the full list of original repairs. The clerk also advised that some further works were needed - replacing two posts, a rope, lifting and re-laying safety mats and treating some rust on a goalpost and the springy chickens. It was **RESOLVED** to proceed with all of the works originally quoted for and the additional works identified. The clerk advised that she had not yet had the opportunity to get further quotes for a tree survey and it was **RESOLVED** to use the contractor who would quoted so far for the sum of £200.
- c) *Collapse of Adcote Mill Bridge* – no update.
- d) *Other parish matters* - it was noted that the boards were sticking following the recent wet weather. Councillor Peters agreed to speak to the person who had erected the boards to see if anything can be done.

135/17 **FINANCE**

- a) *Draft budget 2018/19* – the clerk advised that Shropshire Council are partway through reviewing the environmental maintenance grant. Initial indications are that the total grant fund may be reduced to half of what it currently is and that applicants will be required to demonstrate the environmental benefits how they use the grant. The clerk also reported that she had agreed an extension to 7th February to submit the precept requirement, in order that the budget could be set in light of information on the future status of grants currently provided by Shropshire Council.
- b) *Payments* – it was **RESOLVED** to approve the following payments. The standing order letter for the clerk’s salary had not been received by the bank so an instruction form in the format requested by the bank was signed.

Main account

Chq. No	Payment to	Description	Net	VAT	Gross
10547	R Turner	Nov salary & expenses, incl. purchase of swing seats	£576.01	£34.67	£610.68
10548	HMRC	PAYE Q3	£405.17	£0.00	£405.17
10549	G Taylor	Cemetery maintenance	£38.00	£7.60	£45.60

10550	Shropshire Council	RoSPA Wilcott	£105.00	£21.00	£126.00
10551	E Gilbert	Bus shelter cleaning	£160.00	£0.00	£160.00

Playing Fields/Youth Club Account

Cheque No	Payment to	Description	Net	VAT	Gross
10053	R Turner	Theatre Severn pantomime tickets (paid by personal card)	£320.00	£0.00	£320.00
10054	Nesscliffe Village Hall	Room hire	£132.00	£0.00	£132.00
10055	E Gilbert	Expenses			£242.59

c) *Income received - noted as follows:*

Main account

Date	Payee	Description	Amount
21.11.17	Ruyton XI Towns Parish Council	Donation towards Youth Club	£500.00
21.11.17	SALC	Transparency Grant	£411.99

Playing Fields/Youth Club Account

Date	Payee	Description	Amount
05.12.17 (banked 07.12.17)	Nesscliffe Youth Club	Cash from entrance fees (£311), tuck sales (£230.25)	£541.25

d) *Appointment of external auditor* - it was noted that PKF Littlejohn LLP have been appointed as the external auditor for councils in Shropshire. The level of external audit required by the council would depend on if either its income or expenditure exceeded £25,000.

e) *Internet banking* – the clerk had obtained a form to set herself up as an Internet banking user. It was **RESOLVED** to sign the form and to set up all signatories, apart from Councillor Gilbert, as Internet banking users.

136/17 **YOUTH CLUB** – Cllr. Brooks gave an update on the LJC meeting re youth. Those present at the meeting had been of the opinion that youth clubs are very much needed in rural areas as there are no alternative activities, unlike in towns. Hence, the proposal of Shropshire Council to focus funding just in urban areas was unacceptable. It was noted that Montford Bridge Parish Council were making a contribution of £150 and it was agreed to write and thank them for this. The clerk reported that she had received no response to emails to Baschurch Parish Council asking if they contribute. It was agreed to ask Baschurch Parish Council if a member of Great Ness and Little Ness Parish Council could attend one of their meetings to make the case and answer questions.

Councillor Gilbert reported that approximately 26 young people are attending sessions at present. Richard Parkes of SYA has sent the questionnaire on youth funding to parents and Councillor Brooks encouraged people to respond it was noted that the club is holding its Christmas party on 18th December.

137/17 **CORRESPONDENCE**

a) *Local Plan Review Preferred Scale & Distribution of Development consultation* - it was **RESOLVED** to respond highlighting the following points:

- Multiple errors were identified in the scoring for community hubs and as a result the points score for Nesscliffe village should have been 41 points not 53 points, this being below the hub points threshold of 48. Concern was also expressed about the cumulative

impact of development because development committed to date would already more than double the number of homes in Nesscliffe. In light of these concerns, it was therefore agreed to object to the identification of Nesscliffe as a community hub and request that Nesscliffe becomes a community cluster instead - this would enable some development but limit it to small infill sites of no more than 3 dwellings per site.

- The policies for managing development in community hubs and clusters were supported, as was the policy for managing development in the wider countryside.
- The proposal for the cluster currently covering the other settlements in the parish to revert to open countryside was welcomed.
- The aspirations for high housing and employment growth in Shropshire were supported
- The urban focus approach of the plan was also supported, as was the

b) *Place Plan Review* - it was **RESOLVED** to request the following:

- KEY - provision of a footpath route through the development at The Crescent.
- KEY - improving the footpath surface to the Nesscliffe playing field to a hard surface.
- KEY - converting the streetlights to LED across the parish.
- KEY - upgrades to Little Ness Village Hall.
- KEY – war memorial maintenance at Nesscliffe and Little Ness.
- PRIORITY (upgraded from KEY) – provision of a MUGA at St Andrew’s School – add wording “with public access”. Funding from developer in addition to CIL to be referenced.
- PRIORITY – provision of allotments.
- PRIORITY – investment and maintenance in Nesscliffe Hills Country Park and Shropshire Council to be added as a funder of this.
- CRITICAL - traffic calming throughout the parish, including highways signage and safety measures on the approach to Nesscliffe.
- CRITICAL - provision of local health services.
- Noted that parking facilities at Little Ness Village Hall have been completed as has Wilcott to Nesscliffe footpath.

c) *Youth funding consultation* - it was **RESOLVED** to object to the consultation. As the clerk and Councillor Brooks had attended the LJC meeting on this matter, it was **RESOLVED** to delegate authority to the clerk to draft the detailed response in consultation with Councillor Brooks.

d) *Cultural strategy consultation* – no comments.

138/17 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**
None.

139/17 **NEXT MEETINGS**

a) *6 February 2018 – Council Meeting at Nesscliffe Village Hall*

b) *To note requests for agenda items from councillors – Budget 2018/19, Nesscliffe Country Park funding, Parish Plan Review*

140/17 **EXCLUSION OF THE PRESS AND PUBLIC** – It was **RESOLVED** to exclude the press and public under Public Bodies (Admission to Meetings) Act 1960, so as to discuss the following confidential matter.

141/17 **CLERK** – it was **RESOLVED** to approve the annual leave dates requested by the clerk.