

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 7 March 2017 at 7.30pm.

Present Cllrs Mike Arthur (Vice Chairman); Tom Evans; Miss Eleanor Gilbert; Miss Sue Peters and Jonathan Tailyour.

In attendance Anne Chalkley (Clerk/RFO); Shropshire Councillor David Roberts; Shropshire Council.

In the absence of the Chair, Cllr Nunn, Cllr Arthur, Vice Chairman, took the chair.

163/16 **TO ACCEPT APOLOGIES FOR ABSENCE** – Cllr Nunn (Holiday). Cllr Brooks (Holiday). Cllr Bustard (Family).

164/16 **DISCLOSURE OF PECUNIARY INTERESTS** – None.

165/16 **DISPENSATION** – None.

166/16 **PUBLIC PARTICIPATION SESSION** – *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Mr Harris explained that item 170/16(2) planning application for an extension was for his son who needs specialist care.

Mike Robins asked if the Parish Council would explain in their ‘no objections’ comments, because there is some confusion within the Community, what its policy is regarding implementing the planning policy expressed in the Parish Plan and SamDev. He suggested that, if the Parish Council decides to support an application, it should

- a) give reasons, in its response to Shropshire Council Planning, about why the application should be an exception to the agreed planning policy,
- and
- b) suggest conditions to be attached to any Planning Consent to ensure that the new build is only used for the purpose that is agreed.

For example, the new build is for someone who needs close family care, it should only be used for that. Another example might be, support given for a self-build house for someone who has always lived and worked in the community and who wants to retire to a smaller house within the community.

This sort of condition would then ensure that a house, having obtained permission under specific exceptions, is not sold as a building plot in the open market. It will also help to explain to other members of the Community why the Parish Council supported the application.

Jane Burgoyne thanked the Parish Council for organising the mowing of the Playing Field for their Rounders Team.

Resident asked if the Parish Council had received the costs to repair the Adcote Bridge. The Clerk reported that Richard Knight was meeting with the Bridge Engineers on Thursday to try to finalise the costings and then he will contact the Parish Councils. The Resident said that he did not agree with the bridge being rebuilt and to accept it as it is now and spend the money elsewhere.

Resident – Adcote Bridge is it a Right of Way. Cllr Peters said that the Parish Councils has never discussed the right of way only the repair of the bridge.

Guy Davies – (1) He felt that there was lot of better things to spend the Council’s money on than the Adcote Bridge repair. (2) He informed the members that his planning application had been granted permission. (3) He wanted to complain about the comments the Parish Council had made to his planning application of ‘there were no obvious employment opportunities. He employs 11 people and will be employing 3 more in June.

167/16 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 7 February 2017.

168/16 **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.
Additional Transparency Code funding	February 2017	It has been confirmed that the Parish Council has successfully obtain the additional Transparency Code funding of £279.84.

- 168/16 b) Police Report – Police Reports can be found on the website
c) Shropshire Council – Cllr David Roberts referred to Shropshire Council Bus Strategy and encourage them to read it. He also reported on the Partial Plan Survey for the Parish Council to complete. He informed the members that after 21 years as a Shropshire Councillor he will not be standing in the Local Elections on the 4 May.

169/16 **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) **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.**
- 4) **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.**
- 5) **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.**
- 6) **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.**
- 7) **16/03975/FUL** - Hollies Farm, 16 Little Ness, Shrewsbury, Shropshire, SY4 2LH
Proposal: Erection of a single dwelling. **Grant Permission.**
- 8) **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.**
- 9) **16/04594/EIA** Erection of two additional poultry rearing buildings and one general purpose agricultural building, plus associated hardstanding and work - Foxholes Farm, Little Ness, Shrewsbury. **Awaiting decision.**
- 10) **16/05637/OUT** - Proposed Residential Development Land To The South Of, Little Ness, Shrewsbury, Shropshire - Outline application for up to five dwellings (to include access) -

Reconsultation due to Amendment on application 16/05637/OUT - Land West Of Home Farm -Outline application for residential development to include access (amended description).

Grant Permission.

- 11) Reconsultation due to Amendment on application 16/03413/REM - Proposed Residential Development Opposite The Crescent -Reserved Matters pursuant to Outline planning application 13/04757/OUT (landscaping, scale, appearance and layout) for residential development of 30 dwellings. **Awaiting decision.**
- 12) **17/00195/VAR106** - Residential Development Land To The NW Of, Little Ness, Shrewsbury, Shropshire- Variation of Section 106 for planning application 14/02026/OUT to remove the requirement to contribute towards affordable housing. **Awaiting decision.**
- 13) **16/05558/FUL** - Proposed Dwelling Adj 1 Ruyton Road, Little Ness, Shrewsbury, Shropshire - Erection of one dwelling; detached single garage; formation of vehicular access. **Grant Permission.**
- 14) **17/00004/FUL** - Proposed dwelling North of 18 Valeswood Little Ness. Proposal: Erection of 1 no dwelling. **Awaiting decision.**
- 15) **16/05255/FUL** - Proposed Holiday Let Units at Windy Ridge, Alderton, Nesscliffe, Shrewsbury - Erection of 2 No. holiday lets including change of use of land. Applicant: Mr & Mrs Paul Corsentino. **Awaiting decision.**

170/16 **PLANNING APPLICATIONS** – *Council to make decision*

- 1) Reference: 17/00282/FUL (validated: 01/02/2017)
Address: Proposed Residential Development Land Adj Crosshills, Nesscliffe, Shrewsbury, Shropshire
Proposal: Erection of 3No. dwellings including the formation of a new access (revised scheme)
Applicant: Mr D Jones (Fir Tree Villa, Woolston, Oswestry, SY10 8HY)
Decision: The Parish Council objects to this application for the following reason:
The applicant has ignored the requirement to respect the ‘residential amenity’ of the adjacent properties, as detailed in the decision to grant planning permission. Below is the relevant extract from The Development Management Report, relating to this application that led to the inclusion of the following condition in the decision notice (*condition 8. No windows or other openings shall be formed above ground level in the north, south or west elevations of any dwelling hereby permitted without the prior consent of the Local Planning Authority. Reason: To preserve the amenity and privacy of adjoining properties*)

6.4 Residential Amenity

- 6.4.1 *The proposed designs of properties in terms of layout and window arrangement have been carefully arranged in order to minimise any potential for overlooking between the new and existing properties adjacent to the site. It is noted that Oak Cottage to the west of the site has main windows located on its side (north) elevation that will look out over the rear garden of Plot 2 but the window arrangement and layout for Plot 2 does allow for some private amenity space that would not be directly overlooked. It is considered that any planning decision notice granting planning permission could include a condition that requires further consent from the LPA for insertion of all new windows and openings above ground floor level in the north, south and west elevations of each dwelling in order to protect the privacy of both the occupants of existing and the new properties.*

The Parish Council would require the applicant to return the application to the original layout before giving its support to this application.

- 2) Reference: 17/00574/FUL (validated: 17/02/2017)
Address: Acksea Barn, Kynaston, Kinnerley, Oswestry, Shropshire, SY10 8EF
Proposal: Erection of single storey rear extension

Applicant: Mr & Mrs John Harris

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

1. The extension will not intrude on the residential amenity of neighbouring properties.
2. There have been no objections lodged on the portal.
3. The expert consultants have not raised any concerns.

171/16 **PLANNING APPLICATIONS** – There were no planning applications received between the agenda being sent out and the meeting.

172/16 **PARISH MATTERS** –

- a) Proposed changes and clarification to the Planning consultation processes. After discussion it was **AGREED** the Clerk download the planning applications to be discussed on a memory stick to bring to the meeting for any member wanting to view the planning application.
- b) Little Ness War Memorial damage to wall update. The Clerk reported that she had not received any further quotations and asked the members to let her know of any other builder that would be will be quote for the repairs.
- c) Replacement notice board for Little Ness – update. The Clerk reported that the notice board is being constructed.
- d) Solar Panels on Little Ness Village Hall roof – email from Roy Kemsley. Cllr Arthur informed the meeting that Roy was going to put solar panels on the village hall free of charge.
- e) Nesscliffe and The Cliffe contribution towards maintenance – email from Mark Blount. After discussion, the Clerk was asked to contact Mark Blount and ask for a breakdown of what work has been carried out on the Cliffe over the last 5 years and how much funds they have raised.
- f) Minor Maintenance Grant 2017-18 – It was **AGREED** for the Chair to sign the Minor Maintenance Grant 2017-18 application form.
- g) Nesscliffe School – The Headteacher reported that there was an issue with pupil numbers and if they continue to fall, there will not be enough children to keep the school open over the next five years. She asked that the Parish Council give consideration to affordable housing to be built in the village to encourage young families.

173/16 **PAYMENTS TO BE APPROVED** – It was **RESOLVED** to be approved and signed.

Cheque No	Payment to	Description	Net	VAT	Gross
10510	Anne Chalkley	Jan-Mar 17 Salary	1195.55	0.00	1195.55
10511	HMRC	NI Contributions	349.40	0.00	349.40
10513	Midland Air Ambulance	Donation	100.00	0.00	100.00
10514	Anne Chalkley	Expenses	74.74	0.38	75.12

DD	Payment to	Description	Net	VAT	Gross
23.01.17	Scottish Power	30/9/16-31/12/16	61.68	3.08	64.76

174/16 **PAYMENTS** – It was **RESOLVED** to approve and sign payments after the agenda has been sent out.

Cheque No	Payment to	Description	Net	VAT	Gross
10515	Personal Computer Clinic	AVG Internet Security	24.99	5.00	29.99
10516	Philip Evans	Repair of notice board	38.00	0.00	38.00

175/16 **FINANCE** – It was **RESOLVED** to approve and sign the following:

- a) Bank Reconciliations to February 2017
- b) Receipts and Payments February 2017
- c) Bank Statement/s

176/16 **YOUTH CLUB** – Cllr Miss Gilbert reported there where a good numbers (28) at last night's meeting and there were also three new ones. It appears that children are now coming from Ryton XI Towns to the youth club.

Signed:Date:.....

17716 **COLLAPSE OF ADCOTE MILL BRIDGE** – This item will be discussed at the next meeting once they had received the costings from Richard Knight.

178/16 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

Cllr Evans informed the members that he will not be seeking re-election in May. Cllr Arthur informed Cllr Evans that he will be solely missed.

179/16 **CORRESPONDENCE** – None.

180/16 **NEXT MEETING** – 4 April 2017 Little Ness Village Hall at 7.30pm.

Meeting closed: 8.15pm.