

# 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 3<sup>rd</sup> April 2018 at 7.30pm.

**Present** Cllr. Brooks (Chairman), Cllr, Nunn, Gilbert, Peters, Pearce

**In attendance** Shropshire Councillor Ed Potter, PC Ross Cookson, 5 public

178/17 **TO ACCEPT APOLOGIES FOR ABSENCE**

Received and accepted from Cllrs. Brooks & Peters.

179/17 **DISCLOSURE OF PECUNIARY INTERESTS**

Cllr. Nunn declared pecuniary interests in Items 167/17, 1 and 2 (applications 18/00122/FUL and 18/00130/EIA).

180/17 **DISPENSATIONS**

Cllr. Nunn.

181/17 **PUBLIC PARTICIPATION SESSION**

18/01122/REM – the applicants explained that the house is designed to be low maintenance, whole life living, eco-friendly (Class A), design taken into account neighbours, village context, Passivhaus. Looking forward to taking part in village life.

Patches Lodge Park – the applicant was seeking support for twin lodge.

182/17 **MINUTES OF MEETING HELD ON 6<sup>th</sup> MARCH 2018**

It was **RESOLVED** to approve the minutes of the Council meeting held on 6<sup>th</sup> March 2018 as being a correct record.

183/17 **REPORTS**

*a) Police Report*

PC Cookson – last month 16 incidents, 11 traffic related, no significant incidents. Three ASB – one relating to a care home, one re builders' vans at The Crescent, Nesscliffe. Cllr. Potter has seen the developers and they have said they will try and park on site going forward as drives are being constructed on the development. Developer will put right grass damage and offer planting as gesture of goodwill. PC Cookson said people can email his team direct to report issues.

*b) Shropshire Councillor – Ed Potter*

Youth funding – Scrutiny agreed with proposed rural allocation but still subject to Cabinet ratification.

Broadband – Baschurch cabinet – liaising with Cllr. Bardsley and MP as no longer in BT programme for upgrade. Affects circa 100 properties in Loton division. SC cannot access funding as was in BT commercial programme. Valeswood area – being addressed separately.

Litter pick – 10 to 12pm on 7<sup>th</sup> April.

184/17 **PLANNING NOTIFICATIONS– (for information only)**

1) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire Proposal: 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 Proposal: 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  
 Proposal: 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  
**Proposal:** Conversion of tradition building into 6 residential dwellings and siting of a mini sewage treatment plant.  
*Awaiting decision*
- 5) **17/03414/VAR106** - Land Adj. Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire, SY4 2LG  
**Proposal:** Variation of Section 106 for planning application number 13/03505/FUL to remove the requirement to contribute towards affordable housing.  
*Awaiting decision*
- 6) **17/02960/FUL** - Great Ness Dryers Caravan Storage, Warehouse And Office, Rodefern Lane, Great Ness, Montford Bridge, Shrewsbury, Shropshire, SY4 1AT  
**Proposal:** Erection of detached dwelling with detached garage following demolition of agricultural/industrial buildings former grain store.  
*Awaiting decision*
- 7) **17/04627/VAR** - Foxholes Buildings, Little Ness, Shrewsbury, Shropshire  
 Proposal: Variation of Condition No. 3 (approved plans) attached to Planning Permission 17/02290/FUL dated 02 August 2017.  
**Grant Permission**
- 8) **17/04621/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire  
**Proposal:** Reserved matters pursuant to Outline permission 14/03259/OUT.  
*Awaiting Decision*
- 9) **17/04540/FUL** - Little Ness Manor, Little Ness, Shrewsbury, Shropshire, SY4 2LG Proposal: 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*
- 10) **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*
- 11) **17/05151/EIA** - 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.  
*Awaiting Decision*
- 12) **17/06069/FUL** - Queens Court, Little Ness, Shrewsbury, Shropshire, SY4 2LL  
 Proposal: Erection of a detached garage and pump house and change of use of land for extension to residential curtilage  
**Grant Permission**
- 13) **17/01576/REM** – Phase 2 Proposed Residential Development Opposite The Crescent Nesscliffe  
 Proposal – Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/03357/OUT for the erection of 48 no. dwellings and associated garaging  
*Awaiting Decision*
- 14) **18/00362/REM** - Proposed Dwelling Plot 2 South Of Quarry House Hopton Nesscliffe Shrewsbury Shropshire

Proposal: Reserved matters (Plot 2 Only) pursuant to outline planning application 15/01930/OUT for details of access, appearance, landscaping, layout and scale

**Awaiting Decision**

- 15) **18/00606/VAR** - St Chads Farm, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DG  
Proposal: Variation of Condition No.2 (approved plans) attached to permission 13/04318/FUL dated 10/06/2016  
**Awaiting Decision**
- 16) **18/00701/TPO** - Nesscliffe Playing Field, Land Off The Crescent, Nesscliffe, Shrewsbury, Shropshire  
Proposal: To remove 2 large broken branches over gateway and dead wood 1 No Oak Tree (Tree 13 on tree report attached) protected by the Shrewsbury and Atcham Borough Council (Land Off Hopton Lane, Nesscliffe) Variation of Tree Preservation Order 2003  
**Grant Permission**
- 17) **18/00060/FUL** - Proposed Residential Development, East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire  
Proposal: Erection of a single dwelling with associated parking  
**Awaiting Decision**
- 18) **18/00658/FUL** - Proposed Dwelling Plot 2 South Of Quarry House, Hopton, Nesscliffe, Shrewsbury, Shropshire  
Proposal: Erection of 1no dwelling with detached garage; creation of access/private driveway  
**Awaiting Decision**
- 19) **18/00769/FUL** - The Old Police House, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB  
Proposal: Alterations to existing conservatory and erection of single storey rear extension  
**Awaiting Decision**
- 20) **18/00756/FUL** - 26 Nibs Heath, Montford Bridge, Shrewsbury, Shropshire, SY4 1HL  
Proposal: Erection of a detached garage  
**Awaiting Decision**
- 21) **18/00886/OHL** - Nesscliffe Village Hall  
Proposal: To take 2nd underground line from overhead line (retrospective)  
**No Objection**

185/17 **PLANNING APPLICATIONS**

- 1) **18/00122/FUL** Wood Farm, Little Ness, Shrewsbury, Shropshire, SY4 2JP  
Proposal: Erection of a general purpose agricultural storage building and all associated works  
  
Comments: It was **RESOLVED** to request that the long view from the school be screened and step it further back.
- 2) **18/00130/FUL** Land North East Of Kinton, Shrewsbury, Shropshire  
Proposal: Erection of four poultry rearing buildings, nine feed bins, an agricultural worker dwelling, landscaping scheme and all associated works  
  
*Cllr. Nunn did not take part in the vote as the meeting was quorate without his vote.*  
  
Comments: It was **RESOLVED** to object. Taking account of the number of other sheds in the area, the council has concerns re cumulative impact of amenity, noise and odour and vehicle movements. The impact assessments should also assess and address how it will affect new housing, such as that being constructed on The Crescent. The application does not include a waste management plan. There needs to be a higher bund to actually screen effectively as at present only small hedging planted.
- 3) **18/00911/FUL** The Patches, Valeswood, Little Ness, Shrewsbury SY4 2LH  
Proposal: Siting of additional twin unit lodge for park warden/maintenance person

Comments: It was **RESOLVED** to support the application.

4) **18/01004/FUL St Chads Farm, Hopton, Nesscliffe, Shrewsbury, SY4 1DG**

Proposal: Relocation of access to an existing residential dwelling

Comments: It was **RESOLVED** to not comment.

5) **18/01122/REM Proposed Dwelling South Of The Old Police House, Nesscliffe, Shrewsbury, Shropshire**

Proposal: Approval of reserved matters (appearance, layout, scale and landscaping) pursuant to outline application 17/02657/OUT for the erection of one detached dwelling to include means of access

Comments: It was **RESOLVED** to support the application.

6) **18/01250/ADV Proposed Dwelling And Beauty Salon, Nesscliffe, Shrewsbury, Shropshire**

Proposal: Erect and display 1No. non-illuminated hanging sign fixed to steel leg

Comments: It was **RESOLVED** to support the application.

186/17 **PLANNING APPLICATIONS RECEIVED AFTER THE ISSUE OF THE AGENDA**

None.

187/17 **PARISH MATTERS –**

a) *Highway maintenance issues* – backlog of issues noted.

b) *Reports of other parish matters* – Wilcott Water Tower – an email had been received from the site owner offering assurances. It was **RESOLVED** to tell him that the parish council will not field resident's concerns, as he was suggesting.

188/17 **FINANCE**

a) *Payments – to approve*

**Main account**

Chq. No	Payment to	Description	Net	VAT	Gross
SO	R Turner	Salary March	£435.54	£0.00	£435.54
10560	HMRC	PAYE Q4	£225.00	£0.00	£225.00
10561	SYA	Fee youth service	£1750.00	£350.00	£2100.00
10562	R Turner	Expenses (less salary overpaid)	£17.13	£0.00	£1970.21
10563	SALC	Affiliation fee	£395.58	£0.00	£395.58

**Youth club account**

Chq. No	Payment to	Description	Net	VAT	Gross
10056	Nesscliffe VH	Room hire	£132.00	£0.00	£132.00
10057	E Gilbert	Expenses			£164.45

b) *Income received – to note*

Youth club - £434.70 (tuck and entrance fees). Cash to be banked by the clerk.

189/17 **YOUTH CLUB**

Fluctuation in numbers due to other external events. It was agreed to pursue Baschurch PC for a contribution and ask again about going to their council meeting.

190/17 **CORRESPONDENCE**

Noted:

- a) *Environmental maintenance grant*
- b) *SALC Info Bulletins*
- c) *Training – social media and planning – me to attend*
- d) *Funding for community events – inform Village Halls.*
- e) *Neighbourhood Fund – It was asked if it can be used for Village Hall e.g. new kitchen Little Ness? The clerk explained that rules on CIL change quite frequently but she believed this was a potential use of the Neighbourhood Fund.*
- f) *Construction site management issues, The Crescent – see public session*
- g) *Local Plan Review update – noted that Liam Cowden wished to speak to the parish council*

191/17 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

- a) *Condolence for Chris Bustard*
- b) *Brian Oakley – condolence (address to Mandy)*

192/17 **NEXT MEETINGS**

- a) *1<sup>st</sup> May 2018 – Annual Parish Meeting – Nesscliffe Village Hall, 7pm. Parish Plan to go on the agenda. Cllr. Nunn gave his apologies.*
- b) *1<sup>st</sup> May 2018 – Council Meeting at Nesscliffe Village Hall following the Annual Parish Meeting, approx. 7.30pm*
- c) *To note requests for agenda items from councillors*