



Minutes of Council Meeting of Great Ness and Little Ness Parish Council, held at Nesscliffe Village Hall on Tuesday 6th December 2022 at 7.30pm

Present Cllr. Mullis (Chairman), Arthur, Dickinson, Diggory, Gilbert, Nunn and Peters

Absent: Cllrs. Brooks and Turner

In attendance: Cllr. Ed Potter, 3 members of the public

Clerk Mrs R. Turner

89/2223 **PRESENT & APOLOGIES FOR ABSENCE**

Apologies received from Cllrs. Brooks and Turner (family commitments).

90/2223 **DISCLOSURE OF PECUNIARY INTERESTS & DISPENSATION REQUESTS**

a) *Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests.*

- Cllr. Gilbert declared a pecuniary interest in item 98/2223 re payment for bus shelter cleaning.

b) *Dispensation requests* – no requests received.

c) *Gifts or hospitality* – none declared.

91/2223 **PUBLIC PARTICIPATION SESSION**

a) *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

The agent spoke re planning application 22/05153/OUT, which she described as Phase 2 of the proposed development of this and the adjoining Phase 1 site (12/00821/OUT & 13/02901/REM & 16/00670/REM). She said that SC have stated that Phase 1 is classed as having commenced implementation, as footings were started. The Phase 2 site is the subject of a previous planning application for 6 houses, ref 14/03797/OUT. SC's Planning Committee approved the development in principle, subject to the signing of a S106 agreement. The agent advised that the site's previous owner didn't progress the S106 agreement. Therefore, SC asked the agent for an update 12 months ago. The new owners of the site are keen to sell it to Shrewsbury Homes. The planning officer advised that the 14/03797/OUT application is too old and that they intend to deal with it as not proceeded with; SC asked the applicant to submit a new application, hence the current application which has a different layout to previous. The agent informed the council that the applicant would also like to put four further houses on the adjoining car park. The applicant has not yet bought the car park so this would be part of a future, separate application.

A councillor said that the previous owner had tried to buy land off Highwayside and get access off that land. It was noted that access via the PROW to Wilcott was approved on the Phase 1 plan, based on 10 houses. Councillors raised safety concerns and asked if there will be a pavement along the footpath and who will maintain it in future? It was also noted that the site is outside of the proposed development boundary for Nesscliffe.

The owner of Oakfield spoke, his property being close to the application site. He asked why himself and his neighbours have not had notification of the application? He also stated that Flood Zones 1, 2 and 3 cover parts of the site and expressed concern that developing the field will exacerbate the problem. He also asked why the watercourse is not on the site plan, together with the boundary? He also noted that the proposal relies on the planning permission at Phase 1 being implemented for access and highlighted the parish council's concerns re Phase 1. He said that

access hinges on who owns the car park but this is unclear. Access being on a bend on a busy corner is a safety concern. He also highlighted that Nesscliffe has had extensive growth and does not need any more housing at present.

A member of the public spoke re highways maintenance, highlighting that the road drain at the bottom of Milford Bank is blocked. It was noted that tarmac patching has been done on Milford Lane, but not completely. The loss of the dog poo bin at The Pines Car Park was also noted.

Action: Clerk to report these issues to SC.

92/2223 **MINUTES** – it was **RESOLVED** to confirm the minutes of the Council Meeting dated 1st November 2022 as being a correct record and to authorise the chairman to sign them.

93/2223 **REPORTS**

a) *Police Report* – no report.

b) *Shropshire Council* – Cllr Potter reported as follows:

- *The West Mercia PCC came to a public meeting in Alberbury* on 5th December.
 - The disparity in service across rural areas was highlighted. It was highlighted that whilst parishes have been told it isn't possible to do parish reports, Bishops Castle area are given reports with incidents broken down by village.
 - The lack of police presence is a concern - further to complaints from Alberbury, the police visited there.
 - The area has low crime but also some under-reporting of crime.
 - During Jan/Feb, the police will be stopping agricultural vehicles moving at night, in case they may have been stolen.
 - Cllr Dickinson said people are encouraged to register for Neighbourhood Matters but the system needs tweaks – she highlighted that she is currently getting Nottinghamshire Police alerts in error.
- *Severe weather plan* started – rough sleepers will be encouraged to access accommodation.
- *Budget deficit* of £45 million for 2023/4 and overspend of £11 million from 2022/3, due to inflation. Services may be reduced and looking at schemes for charging for green waste, £40 per annum. Budget based on getting same Govt income as last time but Cllr. Potter doubted if this will be the case e.g. New Homes Grant may reduce.
- *Local Plan Review*– seems to be faltering a little. There is another set of hearings in January re Bradford Estates' objection re duty to co-operate with Black Country councils. However, the Black Country Councils group has collapsed and this may go in Shropshire's favour.
- *Locally*, everything seems quiet. Cllr Potter has helped with a few referrals to the larger food banks. Cllr. Potter has info packs for the community. £200 payment for households on oil to be credited to electricity account.

c) *Youth Club* – Cllr. Gilbert reported that circa 15 young people attend each session. The club finishes next week for Christmas. She was asking for donations for the Christmas party – can be handed in at the shop.

d) *Great Mess to Little Mess* – Cllr. Diggory reported that the group have £149 in bank. The group have received some bird boxes for Wilcott and Kinton – thanks to the WI. A litter pick will be held in the New Year. Cllr Peters reported some complaints re the clean-up in Wilcott and it looking too over-pruned, although it was noted this was done by the parish council's contractor, not by Great Mess to Little Mess. The clerk reported that the complainant had written thanking the parish council. It was noted that it is hard to strike a balance between over pruning and needing multiple, frequent cuts.

e) *CIL Working Group* – no meeting has been held.

f) *Nesscliffe Country Park Working Group* – the first group meeting is being re-arranged for New Year.

g) *Clerk's Report* – the report was noted as per appendix 1.

Actions arising:

- Cllr Potter to send the clerk the name of Highways England contact, to follow up on overgrown gorse at Wolfshead Roundabout.
- Cllr. Dickinson reported that the Christmas Tree is up. Lorna Pope is taking a lead in promoting carol singing on 20th. In terms of funding it, The Three Pigeons have sponsored the project, although not clear if all the costs are covered.
- A pre-meet with contractor re the crossings for Nesscliffe will be held on 9th Dec, 9.30am – clerk and Cllr, Mullis to attend.

h) *Parish Councillor Reports (of external meetings attended)*

- Cllr Dickinson reported that Nesscliffe Village Hall will be holding a Ceilidh dance
- Cllr. Mullis reported that the school would like a noticeboard on the track outside the MUGA and have a quote to buy it.

Action: Cllr. Mullis to send noticeboard spec to the clerk who will seek permission from SC Estates for it to be installed.

94/2223 **PLANNING NOTIFICATIONS – FOR INFORMATION**

- 1) 14/03797/OUT - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire
Proposal: Outline application for the erection of 6 No 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) 17/05151/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.
Pending Consideration
- 4) 22/01008/FUL - Proposed Exception Site Dwellings To The South Of, Little Ness
Proposal: Erection of single plot exception (SPE) affordable dwelling and garage
Awaiting Decision
- 5) 22/01262/VRA106 - 5 Darby Close, Nesscliffe, Shrewsbury, Shropshire, SY4 1DN
Proposal: Variation of the Section 106 Legal Obligation pursuant to planning permission 14/03259/OUT
Awaiting Decision
- 6) 22/03063/REF - Proposed Development Land At Adcote School, Little Ness, Shrewsbury, Erection of 3No dwellings (resubmission)
Appeal in Progress (parish council comments submitted)
- 7) 22/04456/VAR - Church House Barn, Church House Farm, Little Ness, SY4 2LG
Proposal: Variation of Condition no.2 (approved drawings) attached to planning permission ref 22/00227/FUL to provide an improved internal arrangement, and alter the position of the garage within the site
- 8) 22/04469/OUT - Proposed Residential Development Land West Of White House, Nesscliffe
Proposal: Outline application for the erection of 4no detached dwellings (all matters reserved)
Decision: Refuse

95/2223 **PLANNING APPLICATIONS – FOR CONSIDERATION**

- 1) 22/04974/FUL – The Cottage, Great Ness, Shrewsbury, Shropshire, SY4 2LE
Proposal: Erection of single storey extension and internal alterations
Comments: It was **RESOLVED** to support the application.
- 2) 22/05033/FUL - St Chads Farm, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DG
Proposal: Erection of garaging to serve barn conversion (approved (13/04318/FUL & 19/01785/VAR) to include a bat loft
Comments: It was **RESOLVED** to support the application.
- 3) 22/05116/CPE - Holly House Farm, Wilcott, Shrewsbury, Shropshire, SY4 1BJ
Proposal: Application for Lawful Development Certificate for written confirmation that the development of erection of single storey side extension and first floor extension to rear elevation has commenced on time.

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

- 4) 22/05153/OUT - Phase 2 Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe Proposal: Outline application for residential development to include means of access (resubmission of 14/03797/OUT) to be served via extant Phase 1 (12/00821/OUT & 13/02901/REM & 16/00670/REM)

Comments: It was **RESOLVED** to object, as follows:

The previous application 14/03797/OUT did not secure planning permission. As stated in objection to the previous application 14/03797/OUT, the proposal is not on a 'preferred site' for development in the parish and is outside of the development boundary proposed in the Local Plan Review. It is a back land development which is not in character with the village pattern of development. Development is confined to Nesscliffe village, as detailed in the SAMDEV document. Nesscliffe has already significantly exceeded the settlement guideline in SAMDEV (even more so since 14/03797/OUT was considered) and there are no mitigating factors to justify an exception in relation to this site. The following further concerns are also relevant:

- Drainage concerns - a ditch from Ruyton XI Towns that runs through that field which handles a lot of water and it is a very peaty field.
- Access to the site is on a bend which is unsafe.
- Excessive road noise due to elevated site and position relative to the A5.
- Concern that the road for the site goes across the public footpath and that there is no pavement shown. This route is a main walking route from Wilcott to Nesscliffe for school children, residents hence ensuring safety is essential.
- Poor condition of footpath access to Wilcott, a village with minimal services.
- The application shows a mixture of 4 and 3 bed homes - we have concerns that this will change. The same developer also built Hopton Park and found he could not sell the 4 bed homes which resulted in a series of variation applications to increase the number of homes by substituting 4 bed homes for multiple smaller homes. The PC have concerns similar tactics will be used on this site.

The parish council strongly believe the application should be refused but if the application is considered for approval the PC request that the following conditions are attached:

- Provision of a paved footpath to Wilcott
- The roads must have pavements.
- Triple glazing
- The houses must exceed the minimum required eco standards
- The PC note that the previous application at this and the adjacent site had inadequate open space. The PC therefore request that the developer contributes towards open space, potentially at an off-site location such as upgrades to Wilcott Play Area.

96/2223 **PARISH MATTERS**

a) *Highways maintenance*

- Cllr Arthur highlighted safety issues re Wolfshead roundabout and overgrown gorse.
Action: See item 93/2223g.
- Footpath at Great Ness that is overgrown – quote from Graham Taylor to clear footpath for £610 accepted.
Action: Clerk to double-check with Cllr. Brooks that the area quoted for is correct and instruct contractor accordingly.

b) *Drainage* -further site meeting not held as yet.

Action: Cllr. Diggory and the clerk to follow up with Helen Walters.

c) *Warm Welcome* – the clerk advised that the leaflets are ready to collect and invoice is awaited.

Action: Leaflets to be placed in the garage and via school and online. A meeting will be held in a couple of weeks to decide on next steps.

d) *Play area routine inspection reports – points for action* – noted that the clerk has instructed a latch repair to the gate. Cit was also agreed to look into having a disabled access gate at Nesscliffe.

Action: Clerk to research options for disabled access gates.

e) *Reports of other parish matters*

- *Connecting Shropshire Gigabit Tender* – it was agreed to ask if there have been any bidders.

Action: Clerk

- *Remembrance Sunday* – it was reported that there was good attendance at the memorial service and thanks to The Three Pigeons for organising coffee and biscuits. It was agreed to look into having poppies on lampposts for 2023.

Action: Clerk.

- *Nesscliffe Village Hall* – it was agreed to ask the hall re improving heating and to suggest they investigate grants such as National Lottery.

Action: Clerk.

97/2223 **CORRESPONDENCE**

- 1) *Consultation on new constituency boundaries* – noted but the PC had no comments as it doesn't affect the parish.
- 2) *PRE-APPLICATION NOTICE OF INTENT FOR PROPOSED INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT- 1668467 - Wolfshead Farm, Holyhead Road, Shrewsbury, Shropshire, SY4 1AY* – noted.

98/2223 **FINANCIAL MATTERS**

a) *Draft budget and precept 2023/4 – for discussion*

- The challenge of balancing rising costs with the Cost of Living crisis was noted. The clerk was asked to model precept increases ranging from 0 to 2% per Band D household for the next meeting.
- It was agreed to fund a new website via CIL as an upgraded site would better serve an expanded population.

Action: Clerk to prepare revised budget and precept for approval at January meeting.

b) *Payments including payments made between meetings* – it was **RESOLVED** to approve the following (*Cllr. Gilbert took no part in this item*)

Ref	Payee	Item	Type	Net	VAT	Gross
P64-2223	First Rescue Training	Defib case	BACS	£495.00	£99.00	£594.00
P65-2223	R Turner	Salary	DD	£849.40	£0.00	£849.40
P66-2223	SCPF	Pension	SO	£186.25	£0.00	£186.25
P67-2223	G Taylor	Maintenance works	BACS	£3,863.00	£772.60	£4,635.60
P68-2223	R Turner	Expenses	BACS	£55.99	£2.40	£58.39
P69-2223	R Turner	Backdated pay award + Dec salary (to be paid after 26.12.22)	BACS	£1,187.41	£0.00	£1,187.41
P70-2223	SCPF	Backdated pension	BACS	£284.42	£0.00	£284.42
P71-2223	HMRC	PAYE to end Dec 2022	BACS	£566.88	£0.00	£566.88
P72-2223	SJF Design & Print	Warm Welcome Leaflets	BACs	£53.00	£10.60	£63.60
P73-2223	E Gilbert	Bus shelter cleaning	Chq	£200.00	£0.00	£200.00

It was also **RESOLVED** to authorise repairs to the roof at Hopton Pumphouse – cost estimated to be £100.00.

- c) *Income received* – none. It was noted that Mike Dransfield has kindly offered to make a donation for the defibrillator case at Nesscliffe Garage – he was thanked for this kind offer.

99/2223 **NEXT MEETING**

- *Date - 19th January 2023, 7.30pm, Little Ness Village Hall*
- *Items for agenda – precept and budget*

100/2223 *It was **RESOLVED** that pursuant to Schedule 12A, Local Government Act 1972 and pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, that the public and press be excluded during discussion of Items 101/2223 to 103/2223 due to the likely disclosure of confidential information*

101/2223 **LANDSCAPING WORKS NESSCLIFFE PLAYING FIELD ACCESS TRACK & COMMUNITY LAND** – *quotes received & signing of lease amendment*

- It was noted that three quotes had been sought and two received. It was **RESOLVED** to select Lowthers as the preferred contractor.
Action: CIL Working Group to attend a pre-contract site meeting, date to be organised by the clerk.
- It was **RESOLVED** to authorise the clerk to sign the necessary amended lease agreement.

102/2223 **MAINTENANCE CONTRACT 2023** – it was noted that Graham Taylor (trading as GMS Knockin) is in contract for 2023. It was **RESOLVED** to agree the revised specification and quote for 2023.

103/2223 **EMPLOYMENT MATTERS**

- Pension actuary valuation for 2023/4 to 2025/26 – the valuation was noted and it was **RESOLVED** to agree the proposed increased employer contributions of 16.4% (3% increase).*
- NJC pay award – it was **RESOLVED** to authorise applying the award backdated to 1st April 2022.*