

# GREAT NESS and LITTLE NESS PARISH COUNCIL

Minutes of Council Meeting of Great Ness and Little Ness Parish Council held in Nesscliffe Village Hall on Tuesday 3rd December 2019 at 7.30pm.

**Present** Cllrs. Arthur (Chairman), Bates, Brooks, Diggory, Gilbert, Mullis, Nunn

**Absent:** Cllrs. Pearce and Turner

**In attendance** Shropshire Councillor Ed Potter, 10 public

**Clerk** Mrs R. Turner

87/1920 **PRESENT & APOLOGIES FOR ABSENCE**  
Apologies received from Cllrs. Pearce and Turner.

88/1920 **DISCLOSURE OF PECUNIARY INTERESTS**  
None declared.

89/1920 **DISPENSATION REQUESTS**  
None.

90/1920 **PUBLIC PARTICIPATION SESSION**  
A member of the public asked if the parish council can have a policy on how it can tackle planning going forward? Cllr. Potter said SC's planning stance is that all applications have to fall within planning policy.

A member of the public spoke re his objection to Adcote School's development. A neighbour also spoke in objection on the grounds it is detrimental to Adcote, the community and will make the lane more hazardous placing walkers, cyclists and horse riders at risk (on a bridleway). Other issues highlighted were the loss of open views, impact on wildlife. The Bridleways Group advised that they have raised concerns too as it is part of a national route and was selected as it was a safe link.

The bursar at Adcote School spoke to say that it is a historic building which needs protecting and the application is enabling development e.g. for roof repairs. A member of the public spoke to say that the building was sold for £2.5 million recently and has not deteriorated. Therefore, he considered it to not be enabling development. The bursar said that Historic England consider it to be development to enable not enabling development.

91/1920 **MINUTES**  
*Minutes dated 5<sup>th</sup> November 2019* - it was **RESOLVED** to approve the minutes as being a correct record and the chairman was instructed to sign them.

92/1920 **HOPTON PARK DEVELOPMENT** –*amendments to plans and contribution toward community infrastructure (Matt Morris of Shrewsbury Homes will be present to answer queries)*

The developer outlined the proposals:

- Second access to Phase 2
- Demand for 2/3 bed houses so swapping 4 detached to 10 3 bed. Like for like floorspace swap.
- Still overprovision of open space.
- Proposing to transfer area of community land freehold and additional space around turning head to parish council. The use of the land will be stated as community use so the parish council can select an appropriate use; based on the community survey its aspiration was for a community building with a sporting focus, if funding can be obtained. Would run services to site - water, sewerage, electric and phone lines
- Car park – access during construction needs to be resolved but if access can be given over land owned by Severnside the car park will be constructed asap
- Developer will build brick/timber bus shelter
- Developer to give £20,000 on grant of planning permission for community use, parish council priority being to use it towards the use of the community land. The developer said that traffic calming/signage the parish council want would need to be paid for out of the £20,000
- The 30mph gateway planned for the Oswestry end of the old A5 will be delivered within 8 weeks.

- The issue of workmen starting at 7am was raised and the developer apologised and said in winter they were not meant to start until 8am.

93/1920 **REPORTS**

- Police Report* – none. Clerk to ask PC Cookson to attend and clarify what has been done to deal with the person reported to have been exposing himself on Nesscliffe Hill/The Cliffe.
- Shropshire Council* – spending freeze at SC. Non-essential expenditure to be reduced/stop. Highways – some defects addressed. The Prill – drains/ditch issue. Mud coming off Nesscliffe Hill at Hopton Lane – Cllr. Potter to report to Claire Fildes/Shawn Burkey.
- Youth Club* – committee meeting Jan, looking for donations of food/drink towards party. Clerk to write to Kinnerley and Knockin and Molverley asking for contribution towards club running costs.
- Parish Councillor Reports* – none.
- Baschurch Doctors Surgery*
- Land at The Crescent working group, to include agreeing CIL EOI for potential community building incorporating sports facilities* – it was **RESOLVED** to bid for CIL Local for a feasibility study for the proposed use.
- Newsletter – report from Cllr. Mullis and the clerk & arrangements for editing/distribution* – the content was outlined and it was authorised to pay for printing costs for 50 copies and publish it online.
- Clerk's Report* – noted as follows:

Issue	Date	Update
Highway maintenance issues	Oct /Nov 2019	SC Highways response in italics <ul style="list-style-type: none"> <li>• Drainage issues at The Prill reported following recent flooding – no feedback yet</li> <li>• Parking on grass by school entrance reported to SC</li> </ul>
Defibrillator at Wilcott army camp	Ongoing	The defib needs to be added to the new WMAS register.
Play areas	Summer 2019	SC bill calculated wrong as based on fortnightly checks and the PC ordered monthly– response awaited
Street lights	Oct 2019	Survey done – no issues requiring action. Re-do condition survey in one year to ensure columns safe
Parking by school	Ongoing	Liaising with Berrys who in turn are speaking to Severnside re access but getting limited response

94/1920 **PLANNING NOTIFICATIONS** – *for information*

- 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**
- 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**
- 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**
- 18/03274/REM - Proposed Residential Development East Of Mulberry House, Great Ness,  
Proposal: Approval of reserved matters (access, appearance, landscaping, layout and scale) for 1No dwelling pursuant to planning permission 14/00694/OUT for the erection of two residential dwellings and associated works  
**Awaiting Decision**

- 5) 19/01463/REM - Plot Adj. To No 4 Felton Butler Cottages, Felton Butler  
Proposal: Reserved Matters application pursuant 14/01327/OUT for the erection of a detached dwelling and garage to include access  
***Pending Consideration***
- 6) 19/01781/VAR - Land Opposite The Crescent, Nesscliffe, Shrewsbury, SY4 1DR  
Proposal: Variation of Condition No. 2 attached to planning permission 18/04941/FUL dated 26 October 2018 -Substitute Plot 20 with a different house type  
***Pending Consideration***
- 7) 19/01822/VAR - Land Opposite The Crescent, Nesscliffe, Shrewsbury, SY4 1DR  
Proposal: Variation of condition No2 (plans) attached to application ref: 18/04941/FUL dated 26/10/2018 to allow for an additional adoptable road on site  
***Awaiting Decision***
- 8) 19/02816/REM - Proposed Residential Development Land To The South Of Little Ness  
Proposal: Reserved Matters pursuant to outline permission 16/05637/OUT dated 21st February 2017 for the erection of 3no dwellings to include access, appearance, landscape, layout and scale  
***Awaiting Decision***
- 9) 19/03403/FUL - Phase Three Shrewsbury Houses, Ridgewood Road, Nesscliffe,  
Proposal: Erection of 10no houses on Phase 3 - plots nos. 34 - 43 (modification previously approved 17/01576/REM)  
***Awaiting Decision***
- 10) 19/04417/VAR - Treetops, Holyhead Road, Nesscliffe, Shrewsbury, SY4 1AY  
Proposal: Variation of condition no2 attached to planning permission reference 19/00043/FUL dated 22/02/2019
- 11) 19/04401/FUL – Poultry Broiler Units , Rodefern Lane, Great Ness, SY4 1AT  
Proposal: Application under Section 73a of the Town and Country Planning Act 1990 for the Installation of 2 x 995kw Biomass units and all associated works (retrospective)  
***Decision: Withdrawn***
- 12) 19/04505/VAR - Pentre Industrial Estate, Pentre, Shropshire  
Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for the variation of Condition Nos. 4 (ground investigation) and 5 (drainage) attached to planning permission 18/03158/FUL dated 16.04.19 (retrospective)  
***Decision: Withdrawn***
- 13) 19/04466/FUL - Wood Farm, Little Ness, Shrewsbury, Shropshire, SY4 2JP  
Proposal: Erection of livestock and equipment storage building  
***Decision: Grant Permission***
- 14) 18/04965/FUL (Appeal Ref 19/02776/REF / Planning Inspector ref: APP/L3245/W/19/3236638) – Proposed Crematorium North Of, Nesscliffe  
Proposal: Erection of a new crematorium with associated access, car parking and landscaping  
***Awaiting Decision***
- 15) 19/04662/FUL – Coton Side, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1NF  
Proposal: Erection of a replacement dwelling following demolition of existing, three bay detached garage with room above and installation of treatment plan  
***Awaiting Decision***

95/1920 **PLANNING APPLICATIONS**– *For comment:*

- 1) 19/04772/FUL - Fernleigh, Alderton, Nesscliffe, Shrewsbury, Shropshire, SY4 1AP  
Proposal: Erection of two storey rear extension following partial demolition of rear single storey elements  
Comments: No comment
- 2) 19/04714/FUL - Proposed Development Land At Adcote School, Little Ness,

Proposal: Erection of 3No dwellings

Comments: It was **RESOLVED** to object to the application as it is not in keeping with Parish Plan, narrow lane, not infill, not type of houses we want, Open Countryside, in excess of numbers in SAMDEV, adverse effect on traffic and danger to riders, cyclists and walkers.

- 3) 19/04758/FUL - Dunedin, Little Ness, Shrewsbury, Shropshire, SY4 2LG  
Proposal: Change of use from Agricultural Use to Residential Amenity  
Comments: It was **RESOLVED** to support the application to enable the land to be maintained.
- 4) 19/04771/FUL - Holly House Farm, Wilcott, Shrewsbury, Shropshire, SY4 1BJ  
Proposal: Erection of single storey side extension and first floor extension to rear elevation  
Comments: No comment.
- 5) 19/05258/FUL - 32 Adcote, Little Ness, Shrewsbury, Shropshire, SY4 2JX  
Proposal: Erection of a triple garage  
Comments: It was **RESOLVED** that whilst the PC don't object in principle, question why such a large garage is needed?

#### 96/1920 **PARISH MATTERS**

- a) *Highways maintenance* – see SC report
- b) *Parish streetlights* – survey has been done, no safety issues
- c) *Bus stop Great Ness crossroads* – put link to website on a sign in the shelter.
- d) *Delegated arrangements until the Feb council meeting* – clerk to have delegated authority to comment on planning applications, having first circulated via email to see if a meeting is needed.
- e) *Reports of other parish matters*
  - Hedge at bottom of The Crescent and hedge at 1 The Crescent, by the wall – not cut. It was **RESOLVED** to ask Graham Taylor to cut if SC won't.
  - Great Ness – pavement from old A5 to village – overgrown/muddy.

#### 97/1920 **FINANCIAL MATTERS**

- a) *Draft budget 2020/21* - noted
- b) *Internet banking policy* – **RESOLVED** to adopt
- c) *Mid-year review of internal controls, including updated Risk Assessment* – Cllrs. Bates and Diggory to carry out the review, using the template circulated by the clerk
- d) *Payments including payments made between meetings* – it was **RESOLVED** to approve the following:

##### Main parish council account:

Ref	Payee	Item	Method	Net	VAT	Gross
P44-1920	SCPF	Pension	SO	£91.06	£0.00	£91.06
P45-1920	Scottish Power	Electricity	DD	£28.18	£1.41	£29.59
P46-1920	R Turner	Salary	SO	£619.30	£0.00	£619.30
P47-1920	SCPF	Oct pension underpaid	BACS	£45.52	£0.00	£45.52
P48-1920	Highline Electrical	Lights survey	BACS	£98.00	£19.60	£117.60
P49-1920	R Turner	Expenses Nov	BACS	£17.33	£0.00	£17.33
P50-1920	G Taylor	Grounds maintenance & repairs	BACS	£334.00	£66.80	£400.80
P51-1920	E Gilbert	Bus shelter cleaning & wreath	10621	£191.00	£0.00	£191.00
P52-1920	HMRC	PAYE Q3	BACS	£566.98	£0.00	£566.98

##### Youth club/playing fields account

Payee	Item	Chq no	Net	VAT	Gross
Zurich	Insurance	BACS	£208.62	£0.00	£208.62

E Gilbert	Expenses	0068	£226.92	£0.00	£226.92
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e) *Income received* – noted as follows:

**Main parish council account:**

Ref	Payee	Item	Amount
R8-1920	Baschurch PC	Youth club donation	£250.00

**Youth club /playing fields account**

£218 entrance fees and £220.40 tuck.

f) *Bank account signatories – to agree* – it was **RESOLVED** to add Cllrs. Bates and Diggory as signatories and internet banking users.

g)

98/1920 **CORRESPONDENCE** – noted as follows:

a) *SALC Info Bulletins*

b) *Road Closure: Little Ness Crossroads to Milford Rd - Road Closure - 2nd December to 13th December 2019, Purpose: Clear blockages and lay 304m of new duct*

99/1920 **NEXT MEETING**

a) *Next meeting date* –4<sup>th</sup> February 2020, Little Ness Village Hall, 7.30pm

b) *Items for next meeting agenda- to note requests*

- Charity account