

# GREAT NESS and LITTLE NESS PARISH COUNCIL

Minutes of Council Meeting of Great Ness and Little Ness Parish Council held in Little Ness Village Hall on Tuesday 1<sup>st</sup> October 2019 at 7.30pm.

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

**Absent:** Cllrs. Bates, Gilbert, Nunn, Pearce & Turner

**In attendance** Shropshire Councillor Ed Potter, 5 public

**Clerk** Mrs R. Turner

60/1920 **PRESENT & APOLOGIES FOR ABSENCE**

Apologies had been received from Cllrs. Bates, Gilbert, Nunn, Pearce & Turner

61/1920 **DISCLOSURE OF PECUNIARY INTERESTS**

None.

62/1920 **DISPENSATION REQUESTS**

None.

63/1920 **PUBLIC PARTICIPATION SESSION**

Wilcott residents spoke asking for the lights to be turned back on. Concerned re vandalism and thefts recently and for benefit of people going home from school/work. Concerned re the street itself, people slipping on footpaths.

Two Nesscliffe residents spoke on street lights on The Crescent – concerned re vehicle break-ins. It is pitch black by the OAP bungalows and concerned re children's safety. Ambulances couldn't find houses due to dark roads and numbers not logically arranged.

It was also noted that the most northerly SC streetlight towards Oswestry doesn't work. One light on The Crescent used to shine into bedrooms when on previously.

The issue of speeding between Wilcott to Kinton, past the nursery was raised.

64/1920 **MINUTES**

a) *Minutes dated 3<sup>rd</sup> September 2019* - it was **RESOLVED** to approve the minutes as being a correct record and the chairman was instructed to sign them.

65/1920 **REPORTS**

a) *Police Report* – none.

b) *Shropshire Council* – Cllr. Potter has had recent enquiries re recycling and waste. Cllr. Potter summarised some recent research he had carried out. Veolia contract worth £33 million but £200+million spent on social care. Confident SC will be carbon neutral as an authority. Locally, all is quiet. Crematorium – applicants have six months from July to appeal. SC has new system to report potholes that puts them in the system to get them fixed – Cllr. Potter has a PowerPoint to circulate.

c) *Youth Club* - club are a consultee youth club for the current SC youth consultation.

d) *Parish Councillor Reports* – none.

e) *Baschurch Doctors Surgery* – no update

f) *Land at The Crescent* – report of working group

The working group has held a site meeting to look at the area of land identified for community use, currently shown as allotments on the planning application. The group noted that the land is interrelated to the uses around it, including the playing field, access track to the field, adjoining housing (both existing and planned) and the school. The parish council leases the playing field and access track on a long lease from Shropshire Council; therefore with the permission of Shropshire Council there may be the potential to alter the layout and use mix of this land. Presently, the playing field has a selection of play equipment, predominately targeted at the under 11's age group together with some basic goals, a youth shelter and a BMX track. The parish council has funding from CIL (Local) to replace the play equipment - the location and

specification of the new equipment needs to be identified. The field is sizeable and much of it is open land. The access track to the field is wide and has the portacabin at one end; the portacabin is in poor condition and is only used for storage – it is likely to need removing in the short to medium term. School is building a multiuse games area (MUGA/sports court) to one side of the access track and this will be accessible to the public.

The survey had asked people about a number of potential uses of the community area of land, this being part of the field on the left-hand side of the access track to the playing field. The top 3 preferences for the land were a community hub building, allotments and a play area. Respondents also suggested some other uses, such as a community garden and sports court areas. It was felt that the use of this area of land is interrelated to the uses of the surrounding land and therefore a plan which determines what all of the areas of land will be used for (i.e. playing field, track, community land) is needed, rather than looking at each area of land in isolation. It was noted that the MUGA will meet the requests for a sports court.

It was felt that the land had the potential to be either a play area, allotments or site for a community hub building. In regard to play equipment, it may be possible to put all of the play equipment on the land, none of it or split the equipment between the existing field and the land. In regard to allotments, it was noted that this would meet the preference of some people for allotments or a green use of the land. They would need fencing, water and parking and potentially would cost more to run than the income they would generate. If there was inadequate demand for plots locally this may lead to tenants being from outside the parish and in that case the land would not be entirely for the local community benefit. It was considered that community gardens may be an alternative to allotments but responsibility for maintenance would need to be considered as if the community did not maintain them this may fall to the parish council.

It was considered that in terms of size and access to main services, the land had the potential to house a community hub building but it was noted that potential noise impacts on surrounding properties would need to be assessed carefully. The group considered that it would also be sensible to look at the option of siting a community hub building on the main field in the area where the existing BMX track is with access off Hopton Lane was a potential location. The clerk has done some initial research into utilities which may be available at this location. Mains water is available but sewerage is not although a bio disc system would be an option here. Electricity and phone line access would need to be assessed but it is presumed that this would be available due to the proximity to the school.

Representatives of the group have also met with representatives of the village hall committee to inform them of the findings of the survey and the desire for a community hub building in the centre of the village. Further discussion is needed with the hall committee in regard to this.

Representatives of the group have met with Shrewsbury Homes, to ask if the planning condition in regard to allotments can be deferred in being implemented until the parish council has decided on the final use for the land. The group also asked Shrewsbury Homes about the possibility of the area of land being transferred to the parish council's ownership, together with a commuted sum payment which it is felt should be equivalent to what the developer is obliged to pay to lay the area out as allotments.

#### **Recommendations:**

1) **Planning Condition**- application to be made to Shropshire Council to defer the implementation of the planning condition in regard to the community land to allow extra time to determine an appropriate use for the land.

Council resolution: Agree

2) **Community Hub** - council to hold further meetings with the Village Hall Committee to discuss findings in relation to the community hub. Suggested that the VH committee are invited to appoint representatives to the working group. It is recommended that the clerk carries out some research into cost of a hub by looking at examples which have been built recently, to include exploring possible sources of funding.

Council resolution: Agree

3) **Play area** - it is important to decide on the location for the play equipment as soon as possible as the CIL Local funding has been secured for this. However, Shropshire Council do understand that the parish council need to look at the use of the area as a whole so there is some flexibility in the timescale.

Council resolution:

4) **Allotments** – council to research examples of both allotments and community gardens to identify set up costs and running costs and management implications.

Council resolution: Research fencing.

5) **Working group** – to be retained and to report back to council regularly – its remit is to be to look at both the community land and playing field and access track to determine proposals for the whole area. Village Hall representatives to be invited to join the working group as the community hub was the highest ranked preference for the land. The group does not have decision making powers.

Council resolution: Agree.

g) *Clerk's Report*

<b>Issue</b>	<b>Date</b>	<b>Update</b>
Highway maintenance issues	Sep 2019	SC Highways response in italics <ul style="list-style-type: none"><li>• Speed limit Wilcott Lane - <i>request has been raised with the relevant highways officer Kevin Aitken</i></li><li>• Slow signs Wilcott Lane &amp; two slows opposite the old Nesscliffe Hotel - <i>an order has been placed for them to be renewed.</i></li><li>• Potholes on main road towards Wilcott from Nesscliffe - <i>all the potholes that were marked by the Highway Inspectors have been completed on the main road towards Wilcott, no other defects meet the criteria of a safety defect at this time, but this road is inspected monthly and any safety defects present will be identified and raised during those inspections.</i></li><li>• Spoil on wall from development land adjacent to Crosshills causing wall to bow – reported to SC Highways</li><li>• Darby Close, Wilcott Lane – was meant to include a of footpath – outstanding - clerk to enquire with Gratton Oakes</li></ul>
Soil on old A5 opposite Phase 2 development	May 2019	Reported to SC Highways – is this still an issue?
Defibrillator at Wilcott army camp	Ongoing	The defib needs to be added to the new WMAS register but first PC needs to decide whether to re-site it. The likely cost of moving it is in excess of £1,000.
Play area maintenance	Summer 2019	SC bill calculated wrong as based on fortnightly checks and the PC ordered monthly– response awaited Defective beam for swing at Wilcott on order Annual RoSPAs now back – would suggest quotes sought for medium risk items at both Wilcott and Nesscliffe. Suggest Low risk items not be done at Nesscliffe as equipment to be replaced shortly but

		medium risk items to be done. Need to decide what to do re low risk items at Wilcott.
Street lights	Sep 2019	Structural inspection report awaited (this needs doing regardless of if lights are on to ensure columns are stable).  Quotes for conversion to LEDs being sought as there is continued demand to put the lights back on.
Wilcott to Nesscliffe footpath	August 2019	Advice received from Rights of Way team:  <i>“Cattle are allowed in fields crossed by Public Rights of Way. However, you cannot have a dairy bull in a field crossed by a PROW – please see our guide for landowners &amp; farmers booklet (attached) page 4. Landowners are under no obligation to display warning signs.</i>  <i>If the field is grass then there is no responsibility to trim the route, but if it is a crop then the landowner should be reinstating it (please see page 9 of the booklet). I have logged this issue and notified the area officers to investigate.”</i>
West Mids Trains Community Fund	Sep 2019	Very short deadline of 7 <sup>th</sup> Oct. Recommended that VAS signs are applied for to be sited at either end of Nesscliffe as this is a straightforward project. Cost awaited but likely to be no more than £3,500 each. How much match funding is the PC willing to contribute?  Other possible projects include projects in the Place Plan or a refurb of Wilcott play area, street lights.

66/1920 **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.  
***Awaiting Decision***
- 4) 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) 18/04295/REM - Proposed Residential Development East Of Mulberry House (Plot 1), Great Ness, Shropshire  
Proposal: Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to 14/00694/OUT for the erection of one dwelling (Plot 1)  
***Grant Permission***

- 6) 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***
- 7) 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***
- 8) 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***
- 9) 18/00130/EIA - Land North East Of Kinton Shrewsbury Shropshire  
 Proposal: Erection of four poultry rearing buildings, nine feed bins, an agricultural workers dwelling, landscaping scheme and all associated works  
***Awaiting Decision***
- 10) 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***
- 11) 19/02903/REM - Proposed Dwelling West Of Yew Tree Cottage, Valeswood, Little Ness  
 Proposal: Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant of 15/00460/OUT for the erection of one dwelling, detached garage and all associated works  
***Awaiting Decision***
- 12) ouses, Ridgewood Road, Nesscliffe,  
 Proposal: Erection of 10no houses on Phase 3 - plots  
 19/03403/FUL - Phase Three Shrewsbury H nos. 34 - 43 (modification previously approved 17/01576/REM)  
***Awaiting Decision***

67/1920 **PLANNING APPLICATIONS**– *To agree comments*

- 1) Shrewsbury Homes development at Nesscliffe – to receive update following site meeting with developer and to consider potential changes to the proposed plans, including potential change to Phase 2 house types and numbers, details of traffic calming  
Comments: It was noted that the developer is looking to substitute 4 detached house types for 8 smaller semi-detached dwellings and a shared ownership property. It was noted that this was above the number permitted but the demand locally seems to be for smaller dwellings. The extra dwellings would lead to further traffic and residents needing facilities and it was therefore **RESOLVED** to support the changes on the condition that the following mitigating measures are provided:
- Transfer of community area of land to parish council, with a lump sum of £20,000 to lay out the site.
  - Variation of planning condition for the community land so it does not have to be developed immediately and to vary the use to an open-ended community use, until the parish has had chance to determine the preferred use following survey/further research
  - Request traffic calming at crossings (flashing signs warning of school children crossing)
  - New bus shelter to be provided
  - Need for a barrier/hedge at the Oswestry end of the development along the old A5 to stop people crossing at points other than the designated crossing points.

68/1920 **PARISH MATTERS**

- a) *Highways maintenance* – see clerk’s report.
- b) *Great Ness cemetery* – no further update yet.
- c) *Re-siting of defibrillator at army camp – quotes received* – estimate cost of £1,300. Camp do have a defib anyone can borrow 24/7. Following the kind offer of a resident it was agreed to look into re-siting the defibrillator at 21 Kingsway.
- d) *Wilcott to Nesscliffe footpath* – see clerk’s report
- e) *Housing Needs Survey* – provisionally to be done Spring 2020 by Shropshire Council
- f) *Newsletter* – it was **RESOLVED** to produce a newsletter three times a year, timing and format to be agreed.
- g) *Parish street lights – survey and requests to review whether lights are in use-* it was **RESOLVED** to re-connect the lights on a temporary basis initially whilst a survey of residents is carried out on this matter.
- h) *Footpath, Darby Close, Wilcott Lane* – clerk to follow up on this.
- i) *Wilcott Lane speed limit* – Kevin Aitken SC Highways informed of the request
- j) *Wilcott Lane – unstable wall* – SC Highways have been asked to inspect.
- k) *CIL Traffic Calming Scheme update* – SC is re-evaluating the EOIs.
- l) *West Midlands Railway Community Fund – to agree any projects for submission for funding*
- VAS signs - £2,000 match funding.
  - Play equipment at Wilcott- £30,000 (£5,000 match funding)
- m) *Reports of other parish matters*
- School – Hopton Lane & triangle by noticeboard. Cars parked there. Railings or bollards & on Hopton Lane just before start of The Crescent on left electric pylon. A car had hit it recently. School to report it to education (Steve Compton) then copy me in and parish council to support school. Ask for plastic policeman for school.
  - Play area repairs – moles to be treated.
  - BMX track – Jim to fill with earth. Modify the wording on signage.

69/1920 **FINANCIAL MATTERS**

- a) *External auditor report* – report received with one minor comment (asset figure for 2017/18 had been copied incorrectly). The 2018/19 audit is now concluded and notices have been posted.
- b) *Payments including payments made between meetings*

**Main parish council account:**

Ref	Payee	Item	Method	Net	VAT	Gross
P32-1920	SCPF	Pension Aug	SO	£91.06	£0.00	£91.06
P33-1920	Scottish Power	Electricity	DD	£31.27	£1.56	£32.83
P34-1920	R Turner	Salary Sep	SO	£422.24	£0.00	£422.24
P35-1920	R Turner	Expenses Sep	BACS	£17.33	£0.00	£17.33
P36-1920	PKF Littlejohn	Audit	BACS	£200.00	£40.00	£240.00
P37-1920	HMRC	PAYE Q2	BACS	£316.80	£0.00	£316.80

- c) *Income received*

**Main parish council account:**

Ref	Payee	Item	Amount
R5-1920	Cressage PC	Cloud service donation	£31.46
R6-1920	Ford PC	Cloud service software donation	£41.94
R7-1920	Great Hanwood PC	Cloud service donation	£31.46

70/1920 **CORRESPONDENCE – To consider**

- a) *SALC Info Bulletins*

- b) *CIL updates*
- c) *SC Youth funding consultation* – concern that can't pay more for youth club running costs so would want SC to ensure have access to youth workers and an equivalent support package to that provided by SYA for no more than we are currently paying.

71/1920 **NEXT MEETING**

- a) *Next meeting date* – 5<sup>th</sup> November 2019, Nesscliffe Village Hall, 7.30pm
- b) *Items for next meeting agenda- to note requests*
  - SC Steve Davenport.

*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 should be excluded during discussion of Items 72/1920, due to the likely disclosure of confidential information*

72/1920 **CONFIDENTIAL MATTERS ARISING FROM ITEM 65/1920f – To consider**

A written report was considered. It was **RESOLVED** to:

- 1) Meet with Nesscliffe Village Hall committee to discuss the development of a community hub.
- 2) Increase clerk's hours by 5 hrs per week on a permanent basis with effect from 1<sup>st</sup> October 2019, reflecting additional work associated with implementing the Place Plan priorities and managing the spending of CIL monies accrued; also to reflect hours spent clerking the youth club and general increase in workload. Contract amendment to be signed at November 2019 meeting.
- 3) Clerk to have delegated authority to liaise with SALC as necessary for advice re implementing the finding of the survey.