

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 2nd October 2018 at 7.30pm.

Present Cllrs. Arthur (Chairman), Brooks, Gilbert, Mullis, Nunn, White

Absent: Cllrs. Pearce, Peters, Turner,

In attendance Shropshire Councillor Ed Potter, Liam Cowden Principal Planning Policy Officer, 19 public

Clerk Mrs R. Turner

63/1819 **APOLOGIES FOR ABSENCE**

Received and accepted from Cllrs. Pearce, Peters and Turner.

64/1819 **DISCLOSURE OF PECUNIARY INTERESTS**

Cllr. Mullis, 71/1819 (4)

65/1819 **DISPENSATION REQUESTS**

None.

66/1819 **LOCAL PLAN REVIEW**

Liam Cowden outlined NPPF changes. Three possibilities – hub (sites of 5+ with boundary etc), cluster (infill), open countryside. Service provision score is borderline in regard to if Nesscliffe would be designated as a hub, due to ambiguity regarding employment provision. The national policy push is towards starter homes; affordable housing traditionally looks for sites additional to allocated ones – these can be classed as cross subsidy exception sites if they include open market too. 105 dwellings to date in Nesscliffe hub– significantly overperforming, a 126% increase based on the amount of housing guideline in SAMDEV. Sites for circa 750 homes promoted by landowners. Cross subsidy housing can happen anywhere, particularly serviced villages. Liam was recommending Nesscliffe opt for community hub status as this enables apply policy criteria to control development to be applied e.g. landscape, separation from bypass, strategic and important gaps, infrastructure capacity. The hub would have a housing guideline of circa 10 dwellings to 2036 and a tightly drawn development boundary. A community cluster is a further alternative but this has no boundary so it is harder to define where Nesscliffe stops which makes it harder to resist cross subsidy housing. Can cross subsidy happen outside development boundary? % split cross subsidy – at least 1/3rd affordable (likely to be rented), 1/3rd lower cost starter homes, 1/3rd open market. Outside boundary open countryside and other villages. School currently has capacity for circa 42 pupils. Restrictions between now and 2020 with cross subsidy housing? What will be the safeguard so don't get same exception situation as we did with 5 year land supply under SAMDEV? LC offering no guarantees but trying to make tools available to manage development. How is land being searched for – call for sites. Cllr White asked about NDPs/community led plans but LC said community done one recently but not given weight by Inspector. Lack of affordable family housing. Could have wider boundary with sites just for cross subsidy within it.

67/1819 **PUBLIC PARTICIPATION SESSION**

18/03947/OUT – the agent spoke, no objections to date.

A member of the public spoke re 18/04201/FUL – he had recently bought the house in Quality Square and was looking to renew the application as it expires in December.

The agent spoke re Phase 2 The crescent and Phase 1. Revising layout for Phase 2 – waiting list for 3 bed houses (23), 75% local connections. Phase 2 was more 4/5 beds now making it more 3 beds plus 2 additional 3 beds. No net increase in Phase 2 dwellings. Open space over provided on Phase 2 which compensates for loss on Phase 1, if the sewage pumping station location is built on. The developer will pay £20k for MUGA on grant of planning for Phase 2, not start of development. The developer is running out of work on Phase 1 for bricklayers and wishes to get the consent for the two houses on the pumping station urgently. Parking and allotments provision

are linked to Phase 2. When the developer starts on the 13th house of Phase 2, they will put in the car park rather than at the end. The footpath on the north side of The Crescent will be unaffected.

A representative of the school spoke and advised that there are less than 50 children, families raise circa £5k per annum. Parents worked to raise towards MUGA and National Lottery funding and have a finite amount of time to spend it. School heart of community. Cllr. Potter had spoken to a range of parties. Whilst he was uneasy at developers' tactics – the planners would support the application for two extra houses on Phase 1 if the PC do.

68/1819 **MINUTES**

a) *Minutes dated 5th September 2018*

Deferred for approval until the November meeting.

b) *Matters arising not covered elsewhere on agenda*

- Thank you letter received from Little Ness VH Committee for funding towards new kitchen.
- Fire Risk Assessment – portacabin – signage and arson policy needed.

69/1819 **REPORTS**

a) *Police Report*

None.

b) *Shropshire Councillor report*

None.

c) *Youth Club*

A visit from Baschurch PC is being organised. £500 rurality grant refused by SC Panel

d) *Parish Councillor Reports*

None.

e) *Clerk's Report*

None.

70/1819 **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) 17/04621/REM - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire
Proposal: Reserved matters pursuant to Outline permission 14/03259/OUT.
Awaiting Decision

- 6) 17/05070/FUL - Agricultural Building North Of Red House Farm, Little Ness, Shrewsbury
Proposal: Conversion of and extension to agricultural building to form single dwelling.
Awaiting Decision
- 7) 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
- 8) 18/00756/FUL - 26 Nibs Heath, Montford Bridge, Shrewsbury, Shropshire, SY4 1HL
Proposal: Erection of a detached garage
Awaiting Decision
- 9) 18/01779/FUL - Agricultural Building North Of Red House Farm, Little Ness
Proposal: Conversion of agricultural building to form single dwelling
Awaiting Decision
- 10) 18/02785/FUL - Proposed New Dwellings Plots 16A And 16B, Sandhurst Way, Nesscliffe, Shropshire
Proposal: Erection of two detached dwellings following removal of sewerage pumping station which is no longer required
Awaiting Decision
- 11) 18/02666/FUL - The Relm, Alderton, Montford Bridge, Shrewsbury, SY4 1AP
Proposal: Erection of porch extension and single storey side extension
Awaiting Decision
- 12) 18/02506/FUL - Nesscliffe Training Camp, Wilcott, Shrewsbury, Shropshire, SY4 1BH
Proposal: Erection of kitchen and dining facility with associated external works
Awaiting Decision
- 13) 18/03188/TCA - Woodlands, Great Ness, Shrewsbury, Shropshire, SY4 2LE
Proposal: To remove 23No Leylandi trees within the Great Ness Conservation Area
Awaiting Decision
- 14) 18/03254/PSPPA - Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire, SY4 2LG
Proposal: Application for Prior Approval under Part 14, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the Installation of 13 roof mounted solar panels
Awaiting Decision
- 15) 18/03158/FUL - Pentre Industrial Estate, Pentre, Shropshire
Proposal: Erection of B8 industrial storage units & refurbishment works to existing industrial unit
Awaiting Decision
- 16) 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
- 17) 18/03318/FUL - Broomhill Farm, Holyhead Road, Nesscliffe, Shrewsbury, SY4 1AX
Proposal: Erection of an agricultural building for storage and housing of livestock
Awaiting Decision
- 18) 18/03503/OHL - Land At, Nesscliffe, Shropshire
Proposal: Erection of new pole, soule switch and circular earth (earth within the ground)
Awaiting Decision
- 19) 18/03553/OHL - Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire
Proposal: Erection of freestanding electricity pole with pole mounted transformer and associated HV and LV underground cable connections

Awaiting Decision

71/1819 **PLANNING APPLICATIONS/MATTERS** – *for comment*

- 1) LOCAL PLAN REVIEW – settlement status of Nesscliffe
Comments: It was **RESOLVED** to hold an extra meeting on 10th October at little Ness Village Hall, 7.30pm
- 2) PREAPP/18/00421 - Proposed Crematorium North Of Nesscliffe, Shrewsbury, Shropshire
Proposal: Creation of a new crematorium to serve Oswestry and north west Shropshire with associated access, car parking and landscaping
Comments: It was **RESOLVED** to not add further comments.
- 3) The Crescent, Nesscliffe – amendments to Phase 1 application and changes to Phase 2 application – request for further comments from Shropshire Council
Comments: It was **RESOLVED** to suspend Standing Order re recession of previous resolutions to re-consider this matter in light of the new info. It was **RESOLVED** to unanimously support the Phase 1 application in light of new information.

Cllr. Mullis left the room.

- 4) 18/03947/OUT - Proposed Residential Development Land West Of White House, Nesscliffe, Shrewsbury, Shropshire
Proposal: Outline application for the erection of 3 detached dwellings (all matters reserved)
Comments: It was **RESOLVED** to defer the application to the next meeting to review the plans further.

Cllr. Mullis returned to the room.

- 5) 18/04187/TCA - Fallowfield, Great Ness, Nesscliffe, Shrewsbury, Shropshire, SY4 2LD
Proposal: Crown reduce by 30% 1no Magnolia within Great Ness Conservation Area
Comments: It was **RESOLVED** to not comment
- 6) 18/04033/OUT - Kinton Manor, Kinton, Shrewsbury, Shropshire, SY4 1AZ
Proposal: Outline application for residential development of five dwellings, creation of vehicular access, driveway and passing places to include access and scale
Comments: It was **RESOLVED** to object due to excess development in the cluster
- 7) 18/04201/FUL - 4 Quality Square, Little Ness, Shrewsbury, Shropshire, SY4 2LA
Proposal: Erection of two-storey extension to side elevation (Renewal of existing consent Ref: 15/04224/FUL)
Comments: It was **RESOLVED** to support the application.
- 8) 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)
Comments: It was **RESOLVED** that although the scale is large the parish council would not object if there is a lower roof pitch on the garage and main house (to 30 degrees).

72/1819 **PARISH MATTERS**

- a) *Commemoration of WW1 centenary* – clerk to find out more info on the Silent Soldier Silhouettes and order wreaths.
- b) *Milford Bridge* – still issues with the lights
- c) *Footpath opposite The Crescent* – kerb outstanding.
- d) *Reports of other parish matters* – none.

73/1819 **FINANCIAL MATTERS**

a) *Payments* – it was **RESOLVED** to approve the following:

Ref	Payee	Item	Chq	Net	VAT	Gross
P30-1819	Scottish Power	Electricity (portacabin)	DD	£20.12	£1.52	£32.01
P31-1819	R Turner	Salary Sep	SO	£406.69	£0.00	£406.69

b) *Income received* – none.

c) *External audit conclusion* – concluded with no issues raised.

74/1819 **CORRESPONDENCE** – noted as follows:

a) *SALC Information Bulletins*

75/1819 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA** – *for information only*
An extraordinary meeting to be held on 10.10.18 at 7.30pm.

76/1819 **NEXT MEETINGS**

a) *Items for agenda- to note requests*

None.

b) *Next meeting dates*

10th October 2018, 7.30pm (venue tbc) & 6th November 2018, 7.30pm – Little Ness Village Hall