

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 5th March 2019 at 7.30pm.

Present Cllrs. Pearce (Chairman), Gilbert, Mullis, Turner, White

Absent: Cllrs. Arthur, Brooks and Nunn.

In attendance Shropshire Councillor Ed Potter, 4 public

Clerk Mrs R. Turner

130/1819 **PRESENT, APOLOGIES FOR ABSENCE & COUNCILLOR VACANCY**

Apologies received from Cllrs. Arthur, Brooks and Nunn.

The councillor vacancy for Great Ness could now be co-opted to as no request for an election has been made – applications to be sought and considered at the next meeting.

131/1819 **DISCLOSURE OF PECUNIARY INTERESTS**

Cllr. Turner – pecuniary interest in Item 139/1819a, payments to the clerk.

132/1819 **DISPENSATION REQUESTS**

None.

133/1819 **PUBLIC PARTICIPATION SESSION**

Crematorium – SC Highways had raised lack of public transport as an issue in re-application commons but not in comments on the actual application. Sites search only looked south and south-east of Oswestry. Attitude towards RAF Shawbury – applicant very dismissive and concern re impact on Nesscliffe Camp, big employer locally. Pheasant shoots take place locally and there is chicken manure spreading. Cllr. Potter advised that it may go to Planning Committee on 14th March. A member of the public had papers from 2001 showing fly zones requested by the Parish Council and the crematorium was outside the no low flying zone and therefore is a key flying path.

Little Ness Village Hall committee enquiring re CIL money to refurbish the toilets and update heating and lighting to be more energy efficient. Advised projects not likely to be eligible for CIL Local but may be suitable for Neighbourhood Fund. Estimates to be provided in April/May.

Milford - issues re drains blocking raised– highways inspector has checked the drain but it keeps silting up.

Valeswood Lane – potholes on corners and where the water main was installed. Potholes by Milford bank. Drain collapsed outside 51 The Crescent still not fixed.

Work on fence has started on Nesscliffe Hill Fort

134/1819 **MINUTES**

a) *Minutes dated 5th February 2019*

It was **RESOLVED** to approve the minutes and they were duly signed by the chairman.

b) *Matters arising not covered elsewhere on agenda*

None.

135/1819 **REPORTS**

a) *Police Report* – none received.

b) *Shropshire Council* – Cllr. Potter said SC predicted to have a balanced budget year end, largely due to spending and recruitment freezes. SC Council Tax to rise by 3.99% (2.99% plus 1% adult social care). Shrewsbury and Oswestry bidding for High Street funds money. Looking to purchase children's homes in Shropshire – will enable them to bring some children out of county back into Shropshire. Highways currently be re-structured and looking to have a single point of contact.

- c) *Youth Club* – getting good attendance and looking forward to lighter nights so can play outside.
- d) *Parish Councillor Reports* – Congratulations noted to the people who organised Peaky Blinders as raised almost £3,000 towards a stage at the school.
- e) *Clerk's Report*

Issue	Date	Update
Milford Bank – blocked drains	Ongoing	Reported to SC Highways
Potholes & footpath Little Ness	Ongoing	Raised with SC Highways
CIL (Local)	March 22 nd deadline	<p>I have spoken to Mathew Mead and sifted through the projects in the Place Plan (circulated with Feb agenda) and would suggest submitting EOIs for the following:</p> <ul style="list-style-type: none"> • Traffic calming Nesscliffe – lining, gateways, VAS at Shrewsbury end of village (Oswestry end covered by Phase 2 of Shrewsbury Homes scheme) • Traffic calming Great Ness – lining and gateways • Play equipment – seek money to replace and upgrade equipment at nesscliffe. Possibly consider having an outdoor gym. Ideas raised previously include 5 a side (is public access from field side) football and a skate park • Recreation building– Portacabin is in very poor condition and it may be worth considering upgrading this to provide a proper toilet/changing facility and meeting space which could also be used by the youth club and school/sports teams.

136/1819 **PLANNING NOTIFICATIONS**

- 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) 17/04621/REM - Proposed Residential Development East Of Wilcot Lane, Nesscliffe
Proposal: Reserved matters pursuant to Outline permission 14/03259/OUT
Awaiting Decision
- 4) 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
- 5) 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
- 6) 18/01779/FUL - Agricultural Building North Of Red House Farm, Little Ness

Proposal: Conversion of agricultural building to form single dwelling
Awaiting Decision

- 7) 18/03158/FUL - Pentre Industrial Estate, Pentre, Shropshire
Proposal: Erection of B8 industrial storage units & refurbishment works to existing industrial unit
Awaiting Decision
- 8) 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
- 9) 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
Awaiting Decision
- 10) 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)
Awaiting Decision
- 11) 18/04663/OUT - Proposed Dwelling South Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH
Proposal: Outline planning application for the erection of one residential dwelling and all associated works
Awaiting Decision
- 12) 18/04965/FUL - Proposed Crematorium North Of, Nesscliffe, Shrewsbury, Shropshire
Proposal: Erection of a new crematorium with associated access, car parking and landscaping
Awaiting Decision
- 13) 18/05364/OUT - Proposed Dwelling West Of 22, Valeswood, Little Ness
Proposal: Outline application for the erection of a detached dwelling together with revised vehicular access all other matters to be reserved
Pending Consideration
- 14) 18/04941/FUL - Development Land Opposite The Crescent, Nescliffe, Shrewsbury, Shropshire, SY4 1DR
Proposal: Alterations to the layout of Phase 2 (western side) due to the inaccurate location of the sewer main on the previous scheme, and substitution of house types
Pending Consideration
- 15) 17/02960/FUL - Great Ness Dryers Caravan Storage, Warehouse and Office, Rodefern Lane, Great Ness.
Erection of detached dwelling with detached garage following demolition of agricultural/industrial buildings former grain store
Notification of Planning Appeal
- 16) 18/05056/FUL - Little Ness Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG
Proposal: Erection of a detached 2 bedroomed dwelling and associated works
- 17) 18/05544/FUL - Paddock View, Valeswood Lane, Valeswood, Little Ness, SY4 2LH
Proposal: Provision of new vehicular access
Grant Permission
- 18) 18/05801/VAR - Proposed Earth Sheltered Eco Dwelling At, Hopton, Nesscliffe,
Proposal: Variation of condition 2 (approved plans) pursuant to 14/03858/FUL to allow for modifications in siting of the approved garage; and changes to the orientation

Awaiting Decision

- 19) 18/05577/FUL - Pool Hill, Wilcott, Shrewsbury, Shropshire, SY4 1BJ
Proposal: Erection of detached garage with attic room over
Awaiting Decision
- 20) 19/00043/FUL - Treetops, Holyhead Road, Nesscliffe, Shrewsbury, Shropshire, SY4 1AY
Proposal: Proposed removal of existing Portacabins and the construction of new Offices, Canteen and Toilets
Grant Permission
- 21) 18/05893/VAR - Proposed Residential Development Land Adj. Crosshills, Nesscliffe
Proposal: Variation of Condition No. 2 attached to planning permission 17/00282/FUL dated 27 June 2017 - alterations/amendments to plot 2 and 3 house types
Awaiting Decision
- 22) 18/04176/FUL - The Patches, Valeswood Lane, Valeswood, Little Ness, SY4 2LH
Proposal: Change of use of land for the purpose of siting 12 lodges for holiday accommodation including one lodge for use as a reception and park warden's accommodation
Awaiting Decision
- 23) 19/00361/VAR - Adcote School, Little Ness, Shrewsbury, Shropshire, SY4 2JY
Proposal: Variation of condition No. 7 (temporary period) pursuant to 14/00970/OUT erection of two temporary buildings - to allow for an increase in temporary period of three years (expire 14.04.2022)
Awaiting Decision
- 24) 18/05364/OUT - Proposed Dwelling West Of 22 Valeswood, Little Ness, Shropshire
Proposal: Outline application for the erection of a detached dwelling together with revised vehicular access all other matters to be reserved
Awaiting Decision

137/1819 **PLANNING APPLICATIONS**– *To agree comments*

- 1) 18/04965/FUL - Proposed Crematorium North Of, Nesscliffe, Shrewsbury, Shropshire
Proposal: Erection of a new crematorium with associated access, car parking and landscaping
Comments: It was **RESOLVED** to add the following to the parish council's objection:
- 1) Access / highways - must only be allowed to approach from north/Wolfshead roundabout and signs must be in place stating this and no access signs in place from other directions. We note that in the pre-app advice the issue of public transport was raised so why has this not been followed through into SC highways comments on the application? Visits to crematorium memorial garden are not accounted for in the plans re traffic movement.
 - 2) Site search - Why was a site selected that is outside the accepted maximum time of 30 minutes and 9 miles from its primary catchment, when closer and more appropriate sites were likely to be available? The applicant has only looked south and south-east of Oswestry and this is inadequate.
 - 3) There is a lack of data on the two crematoriums currently used
 - 4) Impact on RAF Shawbury/Nesscliffe Army Camp - the applicant is very dismissive of concerns raised by the MOD. We believe the crematorium was outside the no low flying zone agreed by RAF in 2001 and therefore it is a key flying path for the RAF as it is necessary to use it to avoid low/no fly zones close to the site. The parish council is concerned about the impact on RAF Shawbury and impacts on Nesscliffe Army Camp who are a big employer locally. .
 - 5) Pollution, including mercury.
 - 6) Appearance - not thoughtfully designed and brick not suited to local area. Needs local stone and natural materials. Impact visually on setting of the hill. The suggestion of a bund is inadequate and will not be effective.
 - 7) Environmental impact - adverse impact on open space and the open character of the area, including impact on the setting of Nesscliffe Hill
 - 8) Pheasant shoots take place locally and chicken manure spreading

9) Cumulative impact of development - Nesscliffe has already had planning commitments that will more than double the number of houses in the village (significantly in excess of that allocated in SAMDEV). This development could jeopardise the development boundary the PC agreed as part of the Local Plan Review because the development of this site extends development north of the village.

If this development is approved, it is essential that the impacts on the community outlined above are mitigated - the parish council would therefore request that through a Sec 106 agreement funding is secured for traffic calming, better signage, open space projects and community facilities and projects (e.g. funding for meeting spaces such as the Village Hall which are likely to be used by funeral parties)

Cllr. White to attend Planning Committee on 14th March.

- 2) 19/00639/FUL - The Barn, Alderton Hall, Nesscliffe, Shrewsbury, SY4 1AW
Proposal: Erection of replacement entrance porch and a new porch over rear utility door; alterations to existing window openings together with provision of new openings
Comments: None.
- 3) 19/00647/FUL – The Poplars, Rodefern Lane, Great Ness, Shrewsbury
Proposal: Erection of agricultural building and extension of existing concrete apron following demolition of existing agricultural/industrial buildings
Comments: It was noted that the address was wrong on the planning portal – planning validation have been notified. No objection but ask for condition that not to be used to store chicken manure, in particular given its location central to Great Ness.

138/1819 PARISH MATTERS

- a) *Footpath opposite The Crescent & boundary of Phase 2 development* – footpath – Cllr. White said that he believes the map published by ROW is inaccurate. Bridleway originally from entrance to The Crescent not on the ROW map and not on the plans. Bridleway / footpath up back of houses on The Crescent, not used as a footpath. It was agreed to seek clarification from the PROW team and ask when the bridleway was last in place on the map.

It was further agreed to speak to Berrys re the timescales for payment of the £20k for the MUGA as the school lottery money runs out Easter.

- b) *Portacabin* – Cllr. White has looked at the roof and inside. One quarter storage, three quarter space. Large patch of damp and roof domed and sagging. Needs extensive repairs. Only 2 of the 9 windows are open.
- c) *Highway maintenance* – see clerk’s report and public session. Report potholes at The Oaks.
- d) *CIL (Local) funding EOIs – to consider projects to pursue & note CIL and Neighbourhood Fund collected* – the list of potential projects outlined in the clerk’s report was discussed it was **RESOLVED** to hold an additional council meeting on 20th March to agree the CIL Local draft bids. In the meantime, the clerk would research prices for the items in the bids.
- e) *Reports of other parish matters*
 - Road between Felton Butler Manor and Felton Butler roundabout – very bad potholes.

139/1819 FINANCIAL MATTERS

- a) *Payments including payments made between meetings* - it was **RESOLVED** to approve the following:

Main parish council account:

Ref	Payee	Item	Method	Net	VAT	Gross
P61-1819	Scottish Power	Electricity	DD	£29.77	£1.49	£31.26
P62-1819	R Turner	Salary	SO	£406.69	£0.00	£406.69
P63-1819	R Turner	Expenses	10610	£17.33	£0.00	£17.33
P64-1819	SCPF	Pension	10611	£84.85	£0.00	£84.85

- b) *Income received* - £150 grant for youth club from Montford PC

c) *Internet banking and signatories* – forms are being processed.

140/1819 **CORRESPONDENCE** – *noted as follows:*

a) *SALC training courses* – noted.

b) *Nesscliffe country park* – fence being installed, ongoing issues with mountain bikers etc

c) *Road closure Hopton 28th – 31st March 2019 for installation of BT ducting*

d) *Kier Highways consultation re planned roadworks on A5 bypass* – works deferred due to funding. It was agreed to ask Kier to use the quieter type of tarmac and remind them about fencing along bypass – holes etc, wildlife getting onto bypass.

141/1819 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA** – *for information only*

- *Kerb by The Crescent* – clerk to find out when it is to be dropped

142/1819 **NEXT MEETING**

a) *Items for agenda- to note requests* – none.

b) *Next meeting dates*

20th March 2019, 7.30pm Little Ness Village Hall

2nd April 2019, 7.30pm – Little Ness Village Hall