

GREAT NESS and LITTLE NESS PARISH COUNCIL

Minutes of a meeting of Great Ness and Little Ness Parish Council held in Little Ness Village Hall on Tuesday 5 April 2016 at 7.30pm.

Present Cllr David Nunn **Chairman**. Cllrs Mike Arthur, Kenneth Bustard, Phil Brooks, Tom Evans, Miss Eleanor Gilbert, Miss Sue Peters and Jonathan Tailyour.

In attendance Anne Chalkley – Clerk/RFO. Public 3

205/15 **TO ACCEPT APOLOGIES FOR ABSENCE** – Shropshire Councillor David Roberts

206/15 **DISCLOSURE OF PECUNIARY INTERESTS** - None

207/15 **DISPENSATION** - None

208/15 **PUBLIC PARTICIPATION SESSION** - *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Mike Robins asked why War Memorial was not on the agenda. The Chair explained that it would be discussed under item 220/15.

Zia Robins informed the Council of work to be carried out from the 18 April on the quarry faces in Nesscliffe and to keep their distance as climbers will be in action and may disturb loose rocks.

Jane Burgoyne informed the Council that the planning application, 16/01095/FUL, does not look anything like the application and it would be visible from all angles from the hill as it was a rectangular building with large windows on all sides. Zia Robins also reported that the trees on the hill were due to be removed and this building would not be hidden and very visible.

209/15 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 2 February 2016.

210/15 **REPORTS** – To consider the following reports
a) Clerks progress report

Issue	Date	Action
Smart Water	October 2012	I still have 4 Smart Water to sell if anyone is interested at £18.22 each.
Street Lights	March 2016	Two street lights reported as out in Wilcot and one in Kingsway are now working. They have all been repaired.
War Memorial	March 2016	War Memorial in Little Ness reported as being damaged. I have reported this to Highways.
Flag Pole - Candia	March 2016	Ian Kilby from Planning responded as follows: Flag poles do not generally attract planning permission provided they comply with part 8 below. Deemed Consent – i.e. does not require permission. <i>8. A national flag of any country, the flag of the European Union, the Commonwealth, the United Nations, English County flags and saints' flags associated with a particular county. Any national flag may be flown, so long as it does not have anything added to the design of the flag or any advertising material added to the flagstaff.</i>

- b) Police Report – The Clerk reported that the Police Report has been published on the website.
- c) Shropshire Council - Cllr Roberts absent from the meeting.

211/15 **PLANNING** – Planning Notifications (for information only)

- 1) **11/02568/FUL** – Lane adjacent to The Old Water Tower, Wilcott – Residential development comprising of 4 dwellings in 2 blocks and creation of vehicular access – **Awaiting decision.**
- 2) **13/04318/FUL** - St. Chads Farm, Nesscliffe, Shrewsbury, SY4 1DG - Conversion of existing agricultural storage building into two dwellings with associated parking and amenity space. **Awaiting decision.**
- 3) **14/01327/OUT** - 4 Felton Butler Cottages, Nesscliffe, Shrewsbury, Shropshire, SY4 1A. Outline application for the erection of a detached dwelling and garage to include access. **Awaiting decision.**
- 4) **14/02385/EIA** - Foxholes Buildings, Little Ness, Shrewsbury, Shropshire - Erection of three poultry rearing buildings, eight feed bins and other ancillary buildings, landscaping including ground modelling and tree planting. **Awaiting decision.**
- 5) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire - Outline application for the erection of 8No dwellings (to include access). **Awaiting decision.**
- 6) **14/03862/FUL** - Adcote School Little Ness Shrewsbury Shropshire SY4 2JY - Erection of a three storey building to provide 34 twin study bedrooms and ancillary accommodation; Minor alterations to existing Junior School building to adapt entrance; associated car park, landscape and drainage. **Awaiting decision.**
- 7) **14/03863/LBC** - Adcote School Little Ness Shrewsbury Shropshire SY4 2JY - Erection of a three storey building to provide 34 twin study bedrooms and ancillary accommodation; Minor alterations to existing Junior School building to adapt entrance; associated car park, landscape and drainage. **Awaiting decision.**
- 8) **14/05257/FUL** - Proposed Dwelling Adj Hopton Farm, Nesscliffe, Shrewsbury, Shropshire - Erection of a Single Plot Exception (SPE) affordable dwelling and formation of access – **Awaiting decision.**
- 9) **15/00560/OUT** - Land East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH - Outline application for the erection of one dwelling (all matters reserved). **Awaiting decision.**
- 10) **15/01235/OUT** - The Chapel, Well Lane, Hopton, Shrewsbury, SY4 1DH - Outline application for the erection of two dwellings; including approval for the formation of vehicular access (some matters reserved) – **Awaiting decision.**
- 11) **15/02159/MAW** - Land Adjoining Foxholes Farm Buildings, Little Ness, Shrewsbury, Shropshire - Erection of extension to storage clamps for Anaerobic Digester (AD) Plant. **Awaiting decision.**
- 12) **15/03348/FUL** - Adcote School, Little Ness, Shrewsbury, SY4 2JY- Erection of a single storey moni pitch building to provide accommodation for 4 no. classrooms for a temporary period of 8 years to include associated external and drainage works. **Awaiting decision**
- 13) **15/03377/FUL** - Gate House, Nesscliffe, Shrewsbury, Shropshire, SY4 1AY - Erection of a detached garage. **Awaiting decision.**
- 14) **15/05331/REM** - Land South East Of 19, Valeswood, Little Ness, Shropshire - Approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to permission 14/05329/OUT for erection of a single detached dwelling and garage
Applicant: Mr Gary Bould (Valeswood Herb Farm , 19 Valeswood Lane, Valeswood, Little Ness, SY4 2LH). **Grant Permission.**

- 15) **15/05462/EIA** - Land Adjacent To The A5, Kinton, Shrewsbury, SY4 1AZ - Erection of four poultry rearing buildings, biomass building, ten feed bins and other ancillary buildings, landscaping including ground modelling and tree planting, construction of a surface water attenuation feature and new access. **Awaiting decision.**
- 16) **15/00560/OUT** - Land East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH - Outline application for the erection of one dwelling (all matters reserved). **Awaiting decision.**
- 17) **16/00451/FUL** - Top Farm, Kinton, Shrewsbury, Shropshire, SY4 1AZ - Erection of agricultural storage building. **Awaiting decision.**
- 18) **16/00410/FUL** - West Lodge, Little Ness, Shrewsbury, Shropshire, SY4 2JX - Construction of a wildlife pond. **Grant permission.**
- 19) **16/00327/REM** - Proposed Dwellings At Wilcot, Kinton, Shrewsbury, Shropshire - Application for approval of reserved matters (appearance, layout, scale and landscaping) pursuant to permission 14/03619/OUT for the erection of 2 no. dwellings. **Awaiting decision.**
- 20) **16/00264/OUT** - Proposed Dwelling At The Prill, Nesscliffe, Shrewsbury, Shropshire
Proposal: Outline application (all matters reserved) for the erection of one dwelling and all associated works. **Awaiting decision.**

212/15 **PLANNING APPLICATIONS –**

- a) **Reference: 16/00912/FUL** (validated: 02/03/2016)
Address: Kinton House, Kinton, Shrewsbury, Shropshire, SY4 1AZ
Proposal: Erection of detached double open fronted garage
Applicant: Mrs S Dewhirst (4 Firs Close, St Martins, Oswestry, Shropshire, SY11 3LT)
Decision: The Council has no objections but would like the application to be in keeping with the character of the surrounding area.
- b) **Reference: 16/00670/REM** (validated: 10/03/2016)
Address: Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire
Proposal: Outstanding reserved matters application in relation to appearance, layout and landscaping further to outline approval 12/00821/OUT and reserved matters approval for scale 13/02901/REM
Applicant: Mr TE Jones (Oakrill, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DG, United Kingdom)
Decision: The Parish Council strongly objects to the scale, density, and environmental impact of this proposal.

The housing guideline (SAMDEV) for Nesscliffe is for 30 additional houses over the period to 2026. This guideline is already been oversubscribed. SAMDEV also identifies the preferred site for development (Ness004), to which a developer has already been granted permission for 26 properties, leaving little headroom for other applications in Nesscliffe.

To limit the prospects of overdevelopment in the village, the Parish Council wish to restrict further development to ensure that there is minimal impact on the existing character of the village. In the area of this application, development has historically been of a linear nature, fronting the existing roads and of low density. For this development to conform with the existing properties, it is essential that development on this site be confined to properties that would front Holyhead Road. It is recommended that two properties of 2/3 bedroom, in size, would be appropriate to ensure the SAMDEV requirements of the community are met.

- c) **Reference: 16/01095/FUL** (validated: 14/03/2016)
Address: Proposed Passive Haus Dwelling At, Hopton, Nesscliffe, Shrewsbury, Shropshire
Proposal: Erection of a single storey earth sheltered eco dwelling with access and detached double garage
Applicant: Base Architecture (11 Pool Meadow Close, Bowmere Heath, Shrewsbury, Shropshire, SY4 3NY)

Decision: The Parish Council strongly objected to this application, as it is proposing major changes to the original plan and drawings. Major changes that significantly increase the size of property, that little regard to minimising the visual impact on its surroundings and with total disregard for an area of natural beauty, so admired by residents and visitors alike.

Some of the changes proposed are:

1. The increase from three bedrooms to a five-bedroom property.
2. A change from a 'contour following design' to a rectangular bog-standard property.
3. The massive introduction of glass, which will make it visible to all, both near and far.
4. The introduction a large double garage quote 'to give the property presence' the last thing required for a property that purports to be largely invisible.

It is the understanding of the Parish Council that only 'minor' changes are permitted following the granting a planning permission. These major changes in scale and visual impact proposed bears little resembles to the original plans and drawings, as such, the application should be refused, and the applicant reminded of their responsibility to comply with the original decision notice. Should the applicant wish to pursue these radical changes, then a new application should be required.

- d) **Reference: 16/01101/P3JPA** (validated: 11/03/2016)
 Address: The Chapel, Well Lane, Hopton, Shrewsbury, Shropshire, SY4 1DH
 Proposal: Application for prior approval under Part 3, Class O of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from office to dwelling
 Applicant: Mr P E Smith (.)
Decision: No objections.
- e) **Reference: 16/01290/LBC** (validated: 02/03/2016)
 Address: Kinton House, Kinton, Shrewsbury, Shropshire, SY4 1AZ
 Proposal: Erection of detached double open fronted garage
 Applicant: Mrs Sue Dewhirst (Evolved Design, 4 Firs Close, Wilcott Junction Wilcott Manor To A, St Martins, Oswestry, SY11 3LT)
Decision: No objections.
- f) **Reference: 16/01229/FUL** (validated: 21/03/2016)
 Address: Communication Out Station, Nesscliffe, Shrewsbury, Shropshire
 Proposal: Extension to existing teleport site, to include erection of 9 earth station antenna, a plant building and a new vehicular access.
 Applicant: Speedcast International Ltd (Hermes House, Oxon Business Park, Shrewsbury, Shropshire, SY3 5HJ)
Decision: No objections
- g) **Reference: 16/01356/TCA** (validated: 30/03/2016)
 Address: Glenwood Cottage, Great Ness, Shrewsbury, Shropshire, SY4 2LE
 Proposal: Crown reduce 1no Ash tree by approximately 30% within Great Ness Conservation Area. Applicant: Mr Ivan Lax.
Decision: As the Council has no experience of tree surgery, they **AGREED** to leave this to the expert Shropshire Council Tree Surgeon to make the decision.

213/15 **PAYMENTS TO BE APPROVED** – There were no payments to approve and sign before the agenda was sent out.

214/15 **PAYMENTS** – It was **RESOLVED** to approve and sign the payment after the agenda was sent out and the meeting.

Cheque No	Payment to	Description	Net	VAT	Gross
10458	Highline Electrical Ltd	Repair of street lights	405.00	81.00	486.00
10459	Philip Evens	Repair of notice board	130.00	0.00	130.00
10460	Graham Taylor	Church Yard grass cut	140.00	28.00	168.00
10039	Argos	TV for Youth Club	11.66	22.33	133.99
10040	Nesscliffe Village Hall	Hire of Hall	110.00	0.00	110.00

10041	Eleanor Gilbert	Expenses Youth Club	125.06	19.16	144.51
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215/15 **FINANCE** – It was **RESOLVED** to approve and sign the following:

- a) Bank Reconciliations to the Feb 2016
- b) Receipt and Payments Feb 2016
- c) Bank Statements

216/15 **BANK MANDATE** – It was **AGREED** for the Chair to sign the Bank Mandate including Cllrs Brooks, Peters, Bustard and Tailyour to be second signatories.

217/15 **YOUTH CLUB** – Cllr Gilbert reported numbers were down at the moment due to the bad weather, but now it is lighter and warmer we hope to have the number increased. Boxing coach is still coming and they hope to organise a summer event soon.

218/15 **AUTOMATED EXTERNAL DEFIBILATOR (AED)** – Clerk has tried to contact Mr Medicott, but he is on holiday at the moment.

219/15 **COLLAPSE OF THE ADCOTE MILL BRIDGE** – The Clerk reported that he had emailed Shropshire Council, Richard Knight, but had received no response at present.

220/15 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

War Memorial Little Ness – damage to monument wall – Chairman reported that Shropshire Council Highways, Perry Muir, had contacted him and they had met on site to look at the damage to the War Memorial wall. Suggestions had been made by the Chair to how to try to stop more damage, but Perry Muir either said it was not possible or the council did not have the money to undertake the work. The Chair has the contact details of the company whose vehicle had damaged the wall and the work will go through their insurers once the quotation was obtained. The Clerk to obtain a quotation.

Cllr Bustard reported that he had received complaints by residents regarding noisy dogs in Queensway. After discussion it was **AGREED** there was nothing the Council could do and for the residents to report this to Shropshire Council.

Cllr Evans asked when the concrete base on the playing field was going to be removed. The Chair informed the members that due to the weather conditions the field was too wet for Mr Jones to bring on his heavy equipment to remove the concrete.

Cllr Gilbert reported that two bins have been installed outside the bus shelters in Nesscliffe.

Cllr Gilbert reported that due to the very wet weather the door and frame on the Hut on the Nesscliffe Playing Field needs repairing/replacing as it has swollen and it hard to open. It was **AGREED** to ask Mr Evans if he would have a look at the door and give a quotation for a repair or renewal.

Chair reported that there had been complaints from residents regarding the state of Adcote School due to building work and the verges have also been damaged. He had visited the site and noticed that a new fence had been erected on the school side and they were trying to clean up. After discussion it was **AGREED** the Clerk write to the School informing them of residents' complaints.

Cllr Gilbert reported that the damaged road is being repaired on the Crescent.

221/15 **SALC CORRESPONDENCE** – *E-mailed to members:*

- a) *Proposed Cuts to Community Pharmacies*
- b) *Neighbourhood Planning event - 22 March 2016*
- c) *Opportunity to Give Views on Local Pharmacies*
- d) *Information Bulletin 11 March*
- e) *Government Plans for Community Pharmacy in 2016/17 and beyond*
- f) *BMJ report Community Pharmacy delivered interventions*
- g) *Press release for ICHAS*
- h) *Post 16 transport assistance*
- i) *Shropshire Council Newsroom: Shropshire's Great Outdoors website is launched*

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E-MAILED CORRESPONDENCE -

- a) *R Maize Management Event – 3 March*
- b) *Relocation of Oswestry Registration Office*
- c) *Shropshire Council Newsroom: People encouraged to report child abuse suspicions*
- d) *PCC Election 5th May 2016 - Barrie Sheldon (Independent Candidate) Weekly Email News*
- e) *Digest - Tuesday, 8 March, 2016*
- f) *West Mercia Police & Crime Commissioner Elections*
- g) *Shropshire Rural Hub Newsletter March 2016*
- h) *Joint Councillors Meeting - 23rd March 2016*
- i) *Rural Vulnerability Service - Fuel Poverty - March 2016 Weekly Email News Digest - Monday, 14 March, 2016*
- j) *Rural Economy Spotlight*
- k) *Weekly Email News Digest - Monday, 21 March, 2016*
- l) *Official Launch of Shropshire's Great Outdoors Website*
- m) *Spotlight on Heart of the Village*
- n) *March Edition of The Corbet News*

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NEXT MEETING – 3 May 2016 in Little Ness Village Hall at 7.00pm – Annual Parish Meeting followed by Annual Council Meeting.

Meeting Closed: 8.45pm