

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 September 2017 at 7.30pm.

Present Cllr Mike Arthur (**Chairman**), Cllrs Phil Brooks, Eleanor Gilbert; David Nunn and Sue Peters.

In attendance Anne Chalkley (Clerk/RFO); Shropshire Councillor Ed Potter. Shropshire Council Community Action Officer Mathew Mead. Local Police Officer Ross Cookson. Public: 8

67/17 **TO ACCEPT APOLOGIES FOR ABSENCE** – Cllr Pearce (Another meeting). **AGREED.**

68/17 **SHROPSHIRE COUNCIL PLANNING DEPARTMENT** - *Speaker Tim Rogers - Area Planning Manager* – Tim thanked the Chair for the invite and will answer any questions to his best ability. He introduced himself and said he had been here some years before at a planning meeting. He was responsible for 30 planning officers and they had received 5000 planning applications which are a significant number. He understands that there are serious concerns with regards to the planning in this area. He said that they do not always get it right and he understands that the number of planning applications granted, 109 dwellings since 2012, in this area is well above the numbers quoted in the SAMDev policy of 30.

There are a number of factors that determined the granting of permission for these dwellings. Shropshire Council has great difficulty refusing due to the National Planning Policy laid down by the Government. Once you grant permission for an outline planning application then this is set. Shropshire is well above what is required of them as they have more than five years' housing land supply and they can refuse an application by using MD3.

He is well aware of the concerns the Parish Council has had with regard to the two large developments in Nesscliffe. In the new SAMDev Review, all Parish and Town Councils will have to take some development in their area and will not be allowed to opt out. He then opened the meeting to questions.

Cllr Peters asked about what happens when an application has lapsed. Tim explained that once the decision notice has lapsed it cannot go any further.

Cllr Nunn asked if we can defer an application due to the Parish Council not meeting in January and August. Tim explained that the Authority has a statutory period where the application has to be decided upon. They can approach the applicant, but if the applicant refuses to wait until the Parish Council has considered their application then there is nothing they can do about it.

Cllr Brooks asked what would happen if we submit our decision after the date. Tim explained that the Parish Council can submit their decision right up to the expiration date and it must be taken into account.

Cllr Brooks asked the definition of sustainable in this area. He continued to explain that there are often problems with water supply, sewage and there are no amenities in the outlining villages and these developments are causing traffic problems. Tim tried to explain this question, but said that an application could only be refused if there was a safety problem with regard to traffic. Cllr Brooks informed Tim that the Parish Council has never support a significant development and always looks at each application on its merits. Tim suggested that the Parish Council look to MD3 to refuse applications.

Rebecca Turner asked about what plan would be appropriate if the Parish Council were to review its Parish Plan - for example Parish Plan, Neighbourhood Plan, Community Led Plan. Tim said that he would ask someone in the Planning Policy department to come out and speak to the Parish Council to help them to decide the best way forward.

Tom Evans asked why when the Parish Council asked for only 15 dwellings on the larger developments that Shropshire Council granted significantly in excess of this. Tim explained that each application has to be judged on its merits and the numbers in SAMDEV are only a guideline.

69/17 **DISCLOSURE OF PECUNIARY INTERESTS** – Cllr Arthur declared his pecuniary interest in item 75/17 (3) as he has worked for the applicant.

70/17 **DISPENSATION** – None.

71/17 **PUBLIC PARTICIPATION SESSION** – *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Zia Robins reminded the council that she has informed them about the turning for the chicken farm where the road has sunk. Cllr Arthur informed Zia that this has been reported and it is on the Highways ‘jobs to be carried out list’.

72/17 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 4 July 2017.

73/17 **REPORTS** – *To consider the following reports:*

- a) Clerks progress report – Nothing to report.
- b) Police Report – Police Reports can be found on the website. Local Police Officer, Ross Cookson introduced himself and his team and informed the members that Jonathan Summerfield has now retired. He has been in the police force for 26 years and informed the members that the West Mercia team has been rebranded and are now known as the Rural West Team. The Police feel that Twitter is the best way to communicate to the media, but please do email me if you have a problem. There are thefts from garden sheds as well as farm machinery. The Chair thanked Ross and he left the meeting.
- c) Shropshire Councillor – Ed Potter reported that August had been a quiet month. The Parking Consultation period expires on the 17 October and the Library Consultation expires on the 6 October and this will include the Mobile libraries. The next LJC meeting is on the 21 September and he understands that Cllr Brooks will be attending this meeting. Baschurch Parish Council is looking to improve its doctors’ facilities and looking for support from neighbouring Town and Parish Councils.

74/17 **PLANNING** – *Planning Notifications (for information only) Noted.*

- 1) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire - 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 - Erection of a Single Plot Exception (SPE) affordable dwelling and formation of access – **Awaiting decision.**
- 3) **16/03413/REM** - Proposed Residential Development Opposite The Crescent, Nesscliffe, Shrewsbury, Shropshire - Reserved Matters pursuant to Outline planning application 13/04757/OUT (landscaping, scale, appearance and layout) for residential development of 30 dwellings. **Awaiting decision.**
- 4) **16/04148/FUL** - Land At Hopton, Nesscliffe, Shrewsbury, Shropshire - Erection of earth sheltered eco house; formation of vehicular access; installation of septic tank with access and detached double garage (amendment to 14/03858/FUL) – **Refused**
- 5) **16/04594/EIA** Erection of two additional poultry rearing buildings and one general purpose agricultural building, plus associated hardstanding and work - Foxholes Farm, Little Ness, Shrewsbury. **Grant Permission.**
- 6) Re-consultation due to amendment on application **16/03413/REM** - Proposed Residential Development Opposite The Crescent -Reserved Matters pursuant to Outline planning application 13/04757/OUT (landscaping, scale, appearance and layout) for residential development of 30 dwellings. **Awaiting decision.**
- 7) **17/00195/VAR106** - Residential Development Land To The NW Of, Little Ness, Shrewsbury, Shropshire- Variation of Section 106 for planning application 14/02026/OUT to remove the requirement to contribute towards affordable housing. **Grant Permission.**

- 8) **17/00282/FUL** - Proposed Residential Development Land Adj Crosshills, Nesscliffe, Shrewsbury, Shropshire -Erection of 3No. dwellings including the formation of a new access (revised scheme). **Grant Permission.**
- 9) **17/00574/FUL** - Acksea Barn, Kynaston, Kinnerley, Oswestry, Shropshire, SY10 8EF - Erection of single storey rear extension. **Withdrawn.**
- 10) **17/01576/REM** - Phase 2 Proposed Residential Development Opposite The Crescent, Nesscliffe, Shrewsbury, Shropshire - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/03357/OUT for the erection of 48 no. dwellings and associated garaging. **Awaiting decision.**
- 11) **17/02179/FUL** - Proposed Residential Development East Of Mulberry House, Great Ness, Shropshire - Erection of 1No dwelling with detached garage and swimming pool (revised scheme). **Grant Permission.**
- 12) **17/02290/FUL** - Foxholes Buildings, Little Ness, Shrewsbury, Shropshire - Erection of grain storage building with drying facilities. **Grant Permission.**
- 13) **17/02381/OUT** - Proposed Residential Development At Red House Farm, Little Ness, Shrewsbury, Shropshire - Outline application for up to 2No. dwellings to include means of access. **Withdrawn.**
- 14) **17/02483/FUL** - 18 Valeswood Lane, Valeswood, Little Ness, SY4 2LH - Erection of a two storey side extension to include balcony, first floor rear extension, erection of front porch and associated works. **Grant Permission.**
- 15) **17/02539/LBC** - Ness Strange, Great Ness, Shropshire, SY4 2LE - Conversion of traditional buildings into 6 residential dwellings and siting of a mini sewage treatment plant. **Awaiting decision.**
- 16) **17/02538/FUL** - Ness Strange, Great Ness, Shropshire, SY4 2LE - Conversion of tradition building into 6 residential dwellings and siting of a mini sewage treatment plant. **Awaiting decision.**
- 17) **17/02260/VAR106** - Land At, Wilcott, Shrewsbury, Shropshire - Variation of Section 106 for planning application number (14/02242/OUT) to reduce the level of affordable housing contribution. **Awaiting decision.**
- 18) **17/02657/OUT** - Proposed Dwelling South Of The Old Police House, Nesscliffe, Shrewsbury, Shropshire - Outline application for the erection of one detached dwelling to include means of access. **Grant permission.**
- 19) **7/02525/REM** - Residential Development Land At, Valeswood, Little Ness, Shropshire - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to 13/04525/OUT for the erection of 2 detached dwellings with detached garages; to include access. **Grant permission.**
- 20) **17/02202/FUL** - Wood Farm, Gibraltar Lane, Nescliffe, Shrewsbury, SY4 1AY - Erection of agricultural storage building. **Grant Permission.**
- 21) **17/02669/VAR106** - Proposed Residential Development Land At, Wilcott, Shrewsbury, Shropshire - Variation of Section 106 for planning application number (14/01945/FUL) to reduce the level of affordable housing contribution. **Awaiting decision.**

75/17 **PLANNING APPLICATIONS** – Council discussion and decision.

- 1) **Reference: 17/02996/PSPPA** (validated: 12/07/2017)
Address: 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 roof mounted solar panels

Applicant: Mr Roy Kemsley (Mount Cottage, The Cliffe, Ruyton XI Towns, Shropshire, SY4 1ND)

Decision: Withdrawn

- 2) **Reference: 17/03106/FUL** (validated: 13/07/2017)
Address: Little Orchard , Adcote Lane, Nib Heath, Shrewsbury, SY4 2JX
Proposal: Erection of extension to timber clad, steel framed outbuilding
Applicant: Mr J Keay (C/O Balfours LLP, New Windsor House, Oxon Business Park, Shrewsbury, SY3 5HJ)
Decision: No objections as long as the planting scheme is carried out.

Cllr Arthur left the room and Cllr Brooks took the chair.

- 3) **Reference: 17/03414/VAR106** (validated: 26/07/2017)
Address: Land Adj. Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire, SY4 2LG
Proposal: Variation of Section 106 for planning application number 13/03505/FUL to remove the requirement to contribute towards affordable housing
Applicant: Gordon, Elizabeth, Guy And Susan Davies (.)
Decision: The Parish Council objects to this planning application as it does not comply with our Parish Plan and do not support and encourage affordable housing in the area.

Cllr Arthur returned to the meeting and took the chair.

- 4) **Reference: 17/03471/FUL** (validated: 09/08/2017)
Address: 17 Kingsway, Wilcott, Shrewsbury, SY4 1BG
Proposal: Erection of a single storey front extension to replace existing porch
Applicant: Mr P McQuade
Decision: The Parish Council had no objections to this planning application as long as it is in keeping with the existing dwelling and the area.
- 5) **Reference: 17/03473/FUL** (validated: 10/08/2017)
Address: 24 Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH
Proposal: Erection of a detached dwelling
Applicant: Mr & Mrs M Brownsdon
Decision: The Parish Council cannot support this planning application until they know where the additional parking area was to be located and cannot understand why all the trees are going to be cut down in the existing garden.
- 6) **Reference: 17/02960/FUL** (validated: 10/07/2017)
Address: Great Ness Dryers Caravan Storage, Warehouse And Office, Rodefern Lane, Great Ness, Montford Bridge, Shrewsbury, Shropshire, SY4 1AT
Proposal: Erection of detached dwelling with detached garage following demolition of agricultural/industrial buildings former grain store
Applicant: Mr M Warner (C/o The Planning Group Ltd, Unit D 1, Pimley Barns, Sundorne Road, Shrewsbury, SY4 4SD)
Decision: The Parish Council object to this application as it does not meet the criteria for limited infill development in a community cluster such as Great Ness. The site for development is outside the built area of the hamlet, therefore cannot be seen as an infill site. This has been confirmed by a recent appeal decision on the adjacent site (application ref 15/03599/OUT) when the Inspector stated that this location is not infill. It is noted that there is an existing Dutch barn on site. The proposal includes demolition of it and re-building a similar structure. It is therefore new build and not re-use of an existing building - this is not acceptable in a location which is detached from the settlement of Great Ness and therefore not in accordance with the cluster infill policy.

The proposal is not sustainable development; the location and the inevitable increase in vehicle traffic to access local services would not support the well-being of the community.

The need for this development is not supported by SAMDEV, the total of dwellings approved in the community cluster far exceeds the needs of the six clusters in the parish which is for a total of 10-15 houses for the period 2011 - 2026.

We therefore request that as statutory consultees our concerns regarding this development are taken into consideration during the decision process.

- 7) **(Appeal Under Section 78) Reference: 16/04169/REM**
Proposed Dwelling to the South of, Little Ness, Shrewsbury.
Approval of reserved matters

Decision: The Parish Council still support their previous comments and the conditions that were put on this application.

76/17 **PLANNING APPLICATIONS** – There were no planning applications received after the issue of the agenda.

77/17 **PARISH MATTERS** –

- a) Traffic Calming in Nesscliffe – email received from Ian Walshaw Highways Manager. Cllr Brooks explained to the members what sort of traffic calming he was thinking about and the Clerk suggested inviting Mr Walshaw to the next meeting for this project to be discussed more fully. After discussion it was **AGREED** the Clerk contact Mr Walshaw and invite him to the next meeting.

78/17 **PAYMENTS TO BE APPROVED** – It was **RESOLVED** to approve and sign the payments.

Cheque No	Payment to	Description	Net	VAT	Gross
10530	Anne Chalkley	August/September Salary	1466.85	0.00	1466.85
10531	HMRC	NI Cont	93.60	0.00	93.60
10532	Highline Electrical	Disconnect street lights	362.00	72.40	434.40
10533	Graham Taylor	Great Ness churchyard grass cut	280.00	56.00	336.00
10534	Mazars	External audit	120.00	0.00	120.00
10535	Anne Chalkley	Expenses	71.76	0.00	71.76

DD	Payment to	Description	Net	VAT	Gross
11.07.17	Scottish Power	Portacabin Period 19.04.17-10.07.17	22.41	1.12	23.53
10.07.17	Scottish Power	Street Lights Period 31.03.17-30.06.17	61.08	3.05	64.13

79/17 **PAYMENTS** – It was **RESOLVED** to approve and sign payments after the agenda has been sent out.

Cheque No	Payment to	Description	Net	VAT	Gross
10536	Graham Taylor	Gt Ness Churchyard grass cut	140.00	28.00	168.00

80/17 **FINANCE** – It was **RESOLVED** to approve the following:

- a) Bank Reconciliations to July 2017
- b) Receipts and Payments July 2017
- c) Bank Statement/s
- d) Annual Return 2016-2017

81/17 **PARISH COUNCIL MEETING DATES** – The Council **AGREED** the meeting dates for 2018.

82/17 **YOUTH CLUB** – Cllr Miss Gilbert thanked Mathew Mead for the Local Joint Committee money for the Youth Club. She reported that the numbers were low at the moment due to the children returning to school, but this should pick over the next few weeks. She thanked Shropshire Councillor, Ed Potter, for attending the BBQ evening.

83/17 **COLLAPSE OF ADCOTE MILL BRIDGE** – Nothing to report.

84/17 **TRAINING COURSES** – None.

85/17 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

Nesscliffe Hill – Email from Shropshire Council, Mark Blount, Country Parks and Heritage Sites Manager. After discussion it was **AGREED** that as the email had only been received that day, it would be discussed at the next meeting in October.

Councillor Peters notified the meeting that it has been noted that two charities linked to St Andrews Church, Great Ness should have trustee nominations ratified by the Parish Council. The trustees are currently considering how to manage these two charities going forwards as they were both set up in the early 1900's. Further details will be provided in due course.

Cllr Brooks informed the members that he attended the meeting where the Police and Crime Commission was looking to save money and amalgamate the two local fire and rescue authorities and there would be a saving of £4M by doing away with 160 duplicate posts. The general feeling at the end of this meeting was to keep the Fire and Rescue service for Shropshire and not to amalgamate.

Shropshire Councillor, Ed Potter, informed the members that Shropshire Council felt the same way, not to support the amalgamation.

86/17 **CORRESPONDENCE - Noted**

- a) Shropshire Council Local Joint Committee money for the Youth Club £1700.98.
- b) Shropshire Council Minor Maintenance Grant £2262.96.
- c) Shropshire Council Annual Canvass of Householders poster.

87/17 **EXCLUSION OF THE PRESS AND PUBLIC** – It was **RESOLVED** to pass resolution to exclude the press and public under Public Bodies (Admission to Meetings) Act 1960, so as to discuss the following confidential matters.

88/17 **CLERK** – The appointment of the new Clerk, Rebecca Turner was confirmed, with effect from 1st October 2017 and the Terms and Conditions of her Contract was **AGREED** by the members, contract to be signed at the next meeting. The Chairman thanked Anne Chalkley for all her hard work during her time with the Parish Council as their Clerk. The council wished her all the best in her retirement.

89/17 **NEXT MEETING** – 3 October 2017 at 7.30pm in Little Ness Village Hall

Meeting closed: 10pm.