



Minutes of Council Meeting of Great Ness and Little Ness Parish Council, held at Little Ness Village Hall on Tuesday 6th September 2022 at 7.30pm

Present Cllr. Mullis (Chairman), Arthur, Dickinson, Diggory

Absent: Cllrs. Brooks, Gilbert, Nunn, Peters and Turner.

In attendance: Cllr. Ed Potter

Clerk Mrs R. Turner

45/2223 **PRESENT & APOLOGIES FOR ABSENCE**

Apologies received from Cllrs. Brooks, Gilbert, Nunn, Peters and Turner.

46/2223 **DISCLOSURE OF PECUNIARY INTERESTS & DISPENSATION REQUESTS**

- a) *Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests.*
None declared.
- b) *Dispensation requests*
No requests received.
- c) *Declarations of gifts or hospitality*
None declared.

47/2223 **PUBLIC PARTICIPATION SESSION**

Cllr. Andy Woodthorpe of Baschurch PC spoke regarding the campaign to re-open Baschurch rail station. It is a longstanding aim of Baschurch PC to re-open the station; a previous attempt to re-open the station in 2007 was unsuccessful, as the catchment area was not large enough then. Advice has been sought from a renowned railway consultant. The model for this scheme is Bow Street station. The scheme would focus on joining up rail/bus services. A public consultation meeting took place in July, and was attended by 250 people. Comments were supportive overall, including support from Transport for Wales, Helen Morgan MP and Cllr. Dean Carroll (SC).

Critical to the development is releasing land for a 70-space station car park. Shingler Homes own a potential development site which would release land for a station car park, to be safeguarded for a number of years via a Section 106 agreement. A planning application has been made for a mix of 2/3 bedroom houses, and some 4 bedroom homes, which fits with Baschurch parish's Right Home, Right Place housing need survey. There are some objections from local residents who live close to the site. The campaign group are asking parishes to support the planning application as safeguarding the car park land is critical.

48/2223 **MINUTES** – it was **RESOLVED** to confirm the minutes of the Council Meeting dated 5th July 2022 as being a correct record and the chairman was duly authorised to sign them.

49/2223 **REPORTS**

- a) *Police Report* – the clerk informed the council that dates of PC meetings have been given to the police. It was reported that there have been a number of break-ins, in particular at Wilcott. Cllr. Potter informed the council that the Police and Crime Commissioner is coming to Alberbury on the first Monday in December and the parish is welcome to attend. Information on Rural Watch was noted. It was agreed to post details online to see if anyone wants to form a local group.
Action: Clerk to publicise info on Rural Watch on social media.

- b) *Shropshire Council* – Cllr. Potter reported as follows:
- Budget – savings for Q1 were achieved but inflation has meant it is not balanced.
 - Businesses in Shropshire under pressure. Very large energy bill increases for businesses. Potential large job losses.
 - SC will be focusing on statutory services
 - Purple bins rolled out.
 - £1million grant for communal electric car charging points.
 - Crime a big issue over the summer, including break-ins.
- c) *Youth Club* – 15 attendees last night.
- d) *Great Mess to Little Mess* – photo of new purple topped bins published. The annual financial review is underway. Insurance for the year has been renewed. The group are appealing to community members to make bird boxes.
- e) *CIL Working Group* – it was agreed that the group will meet within the next month and focus on the following:
- Specification quotes and lease permission for beech hedge
 - Specification, quotes and lease permission for tarmac path
 - Community land plans
- Action: Clerk to arrange meeting.
- f) *Clerk's Report* – noted.
- g) *Parish Councillor Reports (of external meetings attended)*

50/2223 **POLICY MATTERS**

- a) *Code of Conduct* – it was **RESOLVED** to adopt the new model Code of Conduct.
Action: Clerk to inform SC and councillors to complete ORI forms and hand to the clerk by the next meeting.
- b) *Risk Assessment and Asset Register* – it was **RESOLVED** to adopt both documents.

51/2223 **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.
Pending Consideration
- 4) 22/01008/FUL - Proposed Exception Site Dwellings To The South Of, Little Ness
Proposal: Erection of single plot exception (SPE) affordable dwelling and garage
Awaiting Decision
- 5) 22/01262/VRA106 - 5 Darby Close, Nesscliffe, Shrewsbury, Shropshire, SY4 1DN
Proposal: Variation of the Section 106 Legal Obligation pursuant to planning permission 14/03259/OUT
Awaiting Decision
- 6) 22/01980/FUL - The Haven, Holyhead Road, Nesscliffe, Shrewsbury, SY4 1AY
Proposal: Erection of extension to rear of existing garage and detached double garage; erection of retaining wall
Decision: Grant Permission
- 7) 22/02437/TPO - 2 Oak Meadow, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB
Proposal: Removal of the heavy and long limbs that contain decay, by up to 2m, and reduce the rest of the overall tree by up to 2m, to form a balanced shape of 1no Oak protected by the Shrewsbury and Atcham Borough Council (Land Off Hopton Lane, Nesscliffe)
Variation of Tree Preservation Order 2003 (Ref: SA/148)
Decision: Grant Permission

- 8) 22/02290/LBC - Swallow Cottage, Great Ness Barns, Great Ness
 Proposal: Insertion of a roof light
Decision: Grant Permission
- 9) 22/02503/REM - Proposed Dwelling To The East Of 16, Queensway, Wilcott, Shrewsbury
 Proposal: Approval of reserved matters (appearance, layout, scale and landscaping) pursuant to outline planning permission 20/04030/OUT for the erection of one detached dwelling to include means of access
Decision: Grant Permission
- 10) 22/02744/VAR - Oakfield, Great Ness, Shrewsbury, Shropshire, SY4 2LB
 Proposal: Variation of Condition no.2 (approved plans) pursuant of 21/05674/FUL to allow for increase in floor area to the rear elevation
Decision: Grant Permission
- 11) 22/02889/FUL - Stable View, 19A Valeswood, Little Ness, Shrewsbury, SY4 2LH
 Proposal: Erection of a two-storey side extension
Decision: Grant Permission

52/2223 **PLANNING APPLICATIONS – FOR CONSIDERATION**

- 1) 22/02798/FUL - West Lodge, Little Ness, Shrewsbury, Shropshire, SY4 2JX
 Proposal: Extension and Conversion of existing double garage to form live-in carer's accommodation including associated hard paving.
Comments: It was **RESOLVED** to support the application.
- 2) 22/03736/VAR - Adcote School, Little Ness, Shrewsbury, Shropshire, SY4 2JY
 Proposal: Variation of condition No. 7 (temporary period for two temporary buildings) pursuant to 14/00970/OUT dated 14 April 2014 (and as varied by planning permission 19/00361/VAR dated 21.03.2019) to allow for an increase in the temporary period of a further three years (expires 14.04.2025)
Comments: It was **RESOLVED** to support the application.

53/2223 **PARISH MATTERS**

- a) *Highways maintenance* – the clerk reported that councillors had identified a number of outstanding maintenance issues, a full list of which will be tracked in future clerk's progress reports. It was also agreed to add the following issues:
- Wolfshead Roundabout – coming out of Gibraltar Lane looking to Oswestry, gorse overgrown. Highways England.
 - Poplars, Great Ness – hedge needs cutting back.
- Action: Clerk to report all highway issues to SC Highway and write to Poplars asking for the hedge to cut back. A note will also be placed on Facebook asking residents/businesses to cut hedges back.
- b) *Nesscliffe Country Park*
- (i) *Hillfort excavations – update.* Cllr. Mullis had met the lead archaeologist who is keen to work with the parish council. It was noted that interpretation boards are needed at the site.
- (ii) *Update on actions recommended at the rest of the site* – Cllr. Turner had sent a written report highlighting issues on parts of the hill (see Appendix 2). It was agreed that Cllr. Diggory will complete the list, including looking at Hopton Hill. The following additional issues were noted:
- A field close to the hill has become filled with scrap cars.
 - Fence renewal not complete.
 - Mountain bikers have created an extra path by the excavations.
- Action: List of issues to be completed and passed to Shaun Burkey.
- c) *Website* – a quote from a local company was tabled by the clerk. It was agreed to first investigate what support packages the current provider offers and to tidy the existing website.
Action: Clerk.
- d) *Drainage* – a meeting has been arranged for 10th September with SC

- e) *Electricity supply* – SP Energy Networks had replied to concerns re the network. In summary the reply said that a high voltage switch had been faulty and it was hoped that fixing this would resolve supply issues.
Action: Clerk to reply, thanking SP for fixing the high voltage switch but highlighting that concerns regarding strategic capacity of the network and implications for residents businesses and those with medical needs remain.
- f) *Water supply* – to consider contacting Severn Trent repeated water pipe leaks, to include identifying affected areas.
Action: It was agreed to write to Severn Trent, noting that their engineer had said Hopton Lane pipework is potentially being renewed, and asking to be involved in planning improvements to the network.
- g) *Broadband* – SC are tendering for works relating to Project Gigabit, closing date November 2022. It was believed the parish is included but unclear if all the parish is included.
Action: Clerk and Cllr Potter to contact Ben Walker to obtain copies of invite to tender documents/specification.
- h) *Surface on path through Hopton Park Phase 1 and 2* – the Hopton Park Management Company had advised that Shrewsbury Homes had commented as follows: “The footpath leads to a kissing gate which does not allow a wheelchair or pushchair therefore we deem the surface as acceptable”. The parish council noted this and disagreed that the surface is acceptable. The possibility of crushing the surface to a finer grain was discussed. The clerk advised that a commitment be sought from the management company to maintain the surface after it is crushed.
- i) *Car park – barriers and repair works to adjacent wall* – noted that the metal barrier is installed but the work to the adjacent wall is incomplete, due to delays with SSHA’s insurer. Concern was expressed that in the meantime the Heras fencing is blocking use of spaces on that side of the car park. The clerk had asked SSHA to move the metal fencing to behind the barrier and they had agreed to look into this as a matter of urgency.
- j) *Nesscliffe play area*
- ASB was noted – cut cans had been found at base of play equipment.
 - The play area opening is on 25th September at 2pm and will include ribbon cutting, placing of bird boxes and tree planting. It was agreed to also seek quotes for an ice cream van to be present.
- Actions: Clerk to report ASB to the police. Clerk to post on social media asking people to report ASB to the police. Clerk and chair to liaise and arrange opening ceremony.
- k) *Reports of other parish matters* – none.

54/2223

CORRESPONDENCE

- a) *Complaint re damage to fence and street light at 49 The Crescent*
- The complaint re the fence was noted. The play area contractors had investigated and it was not believed their vehicles caused damage.
 - Regarding the request to remove the street light column, it was **RESOLVED** not to agree to this request as the column is structurally sound and the council is only removing columns for safety reasons.
- Action: Clerk to write to the complainant informing him of the decision re the street light.
- b) *Complaint re matters related to Wilcott* – the points raised by the residents were noted and the following actions agreed:
Actions: Clerk to seek quote for new noticeboard. Graham Taylor has already been asked to quote for cleaning the bus shelter and a tidy up of highway verges/pavement areas.
- c) *Road closure at Wilcott Marsh 5 to 7th September 2022* – noted.
- d) *Baschurch rail station re-opening campaign* – it was **RESOLVED** to support the re-opening of the station and the planning application which will release the station car park, safeguarded for this purpose for 12 years by a S106.
Action: Clerk to comment on planning application and add link to the campaign website to social media.
- e) *Jubilee trees* – correspondence from Mr Ian White was noted.
Action: It was agreed that Cllr. Mullis would reply.
- f) *Spurious emails* – an increase in this type of correspondence was noted. It was agreed to report such emails to reportphishing@apwg.org

55/2223 **FINANCIAL MATTERS**

- a) *Q1 budget report and bank reconciliation* – noted, the reconciled balance being £226,682.09 as at 30th June 2022. A full budget report is at Appendix 1. The following changes to the budget report were requested:
- Website budget – noted that capital budget for refresh is £750, annual running budget is £200. Budget to be amended to clarify.
 - Noticeboards – no budget as they are replaced through CIL funds and quoted for individually.
 - Portacabin – queried what this budget is. The clerk clarified it is for electricity standing charge
 - Income – notes re youth club to be removed.
 - Document storage – electronic storage was suggested e.g. Evastore
- b) *Payments including payments made between meetings* – it was **RESOLVED** to approve the following:

Ref	Payee	Item	Type	Net	VAT	Gross
P28-2223	G Taylor	Blades for mower	SO	£152.45	£30.49	£182.49
P29-2223	Rebecca Turner	Salary July	SO	£849.40	£0.00	£849.40
P30-2223	SCPF	Pension July	SO	£186.25	£0.00	£186.25
P31-2223	Nesscliffe VH	Jubilee grant	BACS	£350.00	£0.00	£350.00
P32-2223	Medisol BV	Defib spares	BACS	£175.68	£0.00	£266.27
P33-2223	Little Ness VH	Jubilee grant	BACS	£350.00	£0.00	£350.00
P34-2223	Ray Parry Playgrounds	Play area and fitness equipment part payment	BACS	£79,428	£15,885.60	£95,313.60
P35-2223	G Taylor	Car park barrier & play area works	BACS	£2,848.00	£569.60	£3,417.60
P36-2223	Lasergraphics	Newsletter	BACS	£152.50	£0.00	£152.50
P37-2223	Severn Trent	Fee for quote for water at community land	BACS	£170.86	£0.00	£170.86
P38-2223	R Turner	Salary August	SO	£849.40	£0.00	£849.40
P39-2223	SCPF	Pension August	BACS	£186.25	£0.00	£186.25
P40-2223	E Gilbert	Youth club expenses	Chq. 10627	£133.53	£0.00	£133.53
P41-2223	G Taylor	Play area repairs	BACS	£390.15	£78.03	£468.18
P42-2223	Wace Morgan Client a/c	Car park and community land transfer fee	BACS	£1,320.43	£263.29	£1,583.72
P43-2223	R Turner	Expenses July Aug	BACS	£75.98	£4.80	£89.77
P44-2223	Woodsyde Developments	Fee for S50 drawings	BACS	£865.00	£173.00	£1,038.00

c) *Income received - none*

56/2223 **NEXT MEETING**

(i) *Date - 4th October 2022, LITTLE NESS VILLAGE HALL, 7.30PM*

(ii) *Items for agenda*

- *Jubilee trees*

57/2223 *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 Item 58/2223 due to the likely disclosure of confidential information*

58/2223 **PLANNING ENFORCEMENT CASES**

(i) *Report of planning enforcement case from SC - 22/08920/ENF – noted.*

(ii) *Notification of potential planning enforcement concern – to be reported to SC for investigation.*

Action: Clerk to report.