

GREAT NESS and LITTLE NESS PARISH COUNCIL

Minutes of a meeting of Great Ness and Little Ness Parish Council held in Nesscliffe Village Hall on Tuesday 2 February 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. Shropshire Councillor David Roberts. Public 6.

162/15 **TO ACCEPT APOLOGIES FOR ABSENCE** – Shropshire Council Community Action Office Mathew Mead. LPO Jonathan Summerfield.

163/15 **DISCLOSURE OF PECUNIARY INTERESTS** – Cllrs Nunn and Arthur declared their pecuniary interest in item 169(b).

164/15 **DISPENSATION** – None

165/15 **PUBLIC PARTICIPATION SESSION** - *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

No public participation.

166/15 **MINUTES** - It was **RESOLVED** to approve and sign the minutes dated 1 December 2015

167/15 **REPORTS** – To consider the following reports
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.
Blocked footpath by farmer	December 2015	I reported this blocked footpath, but as Richard Knight was uncertain where it was, I passed it to Cllr Phil Brooks to confirm the area. Cllr Brooks reported that this item has now been resolved.
Old A5 before you get to the Nesscliffe Hotel gets a lot of water, drains blocked.	December 2015	I reported the blocked drain to Highways.

- b) Police Report – LPO Jon Summerfield had sent his apologies, but his report is on the website.
- c) Shropshire Council - Cllr Roberts' reported that Shropshire Council lost their leader at the end of December and Michael Payne has taken over the role. Council tax had not gone up for five years, but there will be an increase of 5% this year because of the cuts in government spending and services will be cut. SAMDev was official adopted on the 16 December by the council and all appeals have been dismissed from planning applications. Future Fit is experiencing some problems at the moment. A&E to stay at the Royal Shrewsbury Hospital. The University is struggling a bit at the moment, but they hope to build more student accommodation on in the near future. Cophorn Barracks has been sold.

168/15 **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) **13/04757/OUT** - Development Land Opposite The Crescent, Nesscliffe, Shrewsbury, Shropshire Application for Outline Planning Permission (access for approval) for residential development and associated works. Applicant: J C & M W Suckley (Hopton Farm, Nesscliffe, Shropshire, SY4 1DJ) – *Awaiting decision.*
- 4) **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.*
- 5) **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.*
- 6) **14/02833/FUL** - Proposed Agricultural Workers Dwelling, Great Ness, Montford Bridge, Shrewsbury, Shropshire - Erection of an agricultural workers dwelling and detached garage Applicant: Great Ness Poultry Ltd (Kinton Farm, Kinton, Shrewsbury, Shropshire, SY4 1AZ) – *Grant Permission*
- 7) **14/03619/OUT** - Farm Buildings At Wilcot, Kinton, Shrewsbury, Shropshire - Outline application for the erection of three dwellings to include means of access - Mr T E Jones (Oakrill, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DG). *Awaiting decision.*
- 8) **14/03618/OUT** - Land To West Of 24 Valeswood Lane , Hopton, Shrewsbury, Shropshire, SY4 2LH - Outline application (all matters reserved) for the erection of one dwelling. *Pending decision.*
- 9) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire - Outline application for the erection of 8No dwellings (to include access). *Registered.*
- 10) **14/04029/OUT** - Proposed Dwelling To The South Of, Valeswood, Little Ness, Shropshire - Outline application (access and scale for approval) for the erection of a detached dwelling with ground floor garage, stables and store to include alterations to existing vehicular access (amended). *Grant Permission.*
- 11) **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. *Registered.*
- 12) **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. *Registered.*
- 13) **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.*
- 14) **14/05329/OUT** - Proposed Dwelling At Valeswood Herb Farm , 19 Valeswood Lane, Hopton, Shrewsbury, Shropshire, SY4 2LH - Outline application (all matters reserved) for the erection of a single detached dwelling and garage – *Awaiting decision.*
- 15) **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.*
- 16) **15/00740/OUT** - Proposed Residential Development Land West Of The Gables, Nesscliffe, Shrewsbury, Shropshire - Outline Application for residential development (all matters reserved) Applicant: Mr & Mrs Neil Fardoe (C/o Agent) – *Awaiting decision*

- 17) **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) – **Registered.**
- 18) **15/01330/OUT** - Proposed Dwelling East Of Green Meadow, Little Ness, Shrewsbury, ShropshirE - Outline application (all matters reserved) for the erection of a single dwelling. **Awaiting decision.**
- 19) **15/01930/OUT** - Quarry House, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DG- Outline application (all matters reserved) for the erection of 2 no. dwellings and associated works. **Grant Permission.**
- 20) **15/02159/MAW** - Land Adjoining Foxholes Farm Buildings, Little Ness, Shrewsbury, Shropshire - Erection of extension to storage clamps for Anaerobic Digester (AD) Plant. **Registered.**
- 21) **15/03029/FUL** - Manor Farm, Felton Butler, Montford Bridge, Shrewsbury, Shropshire, SY4 1AS - Change of use of agricultural buildings to light industrial (B2); erection of lean-to, weighbridge and sub-station. **Grant Permission**
- 22) **15/03230/OUT** - Proposed Dwellings Adjacent Dunedin, Little Ness, Shrewsbury, Shropshire, SY4 2LG - Outline Application for the erection of 2No dwellings (to include access). **Refused.**
- 23) **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**
- 24) **15/04153/OUT** - Grain Store, Red House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG Outline application for up to eight dwellings to include access. **Refused.**
- 25) **15/04234/PSPPA** - Foxholes Buildings, Little Ness, Shrewsbury, Shropshire - Installation of 250kw roof mounted solar array comprising of 961 solar panels evenly distributed on the west roof slopes of the three sheds to the west of the site. **Awaiting decision.**
- 26) **15/04224/FUL** - 4 Quality Square, Little Ness, Shrewsbury, Shropshire, SY4 2LA - Erection of two-storey extension to side elevation. **Grant Permission**
- 27) **15/04087/FUL** - Primrose Cottage, Hilly Lane, Wilcott, Shrewsbury, Shropshire, SY4 1BL - Erection of single storey side extension and detached triple carport with store above. **Grant Permission**
- 28) **15/03377/FUL** - Gate House, Nesscliffe, Shrewsbury, Shropshire, SY4 1AY - Erection of a detached garage. **Awaiting decision.**
- 29) **15/04432/FUL** - 23 Kingsway, Wilcott, Shrewsbury, SY4 1BG - Removal of existing flat roofed porch, and replace with larger pitched roof porch. **Grant Permission.**
- 30) **15/04763/TCA** - Mulberry House , Crossroads North Of Stone House To Little Ness Crossroads, Great Ness, Nesscliffe, Shropshire, SY4 2LE - Works to 1no. Mulberry tree to include 30% reduction of the whole crown of the tree including the lower limbs along with dead wooding throughout the crown; removal of any crossing branches and branches which do not reach the outside of the crown within Great Ness Conservation Area. **No objections**

169/15 **PLANNING APPLICATIONS –**

- a) **Reference: 15/05331/REM** (validated: 16/12/2015)
 Address: Land South East Of 19, Valeswood, Little Ness, Shropshire
 Proposal: 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)
Decision: No objections

Cllrs Nunn and Arthur left the room. Cllr Evans took the chair for this planning decision.

b) **Reference: 15/05462/EIA** (validated: 16/12/2015)

Address: Land Adjacent To The A5, Kinton, Shrewsbury, SY4 1AZ

Proposal: 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

Applicant: Mr Edward Warner (Great Ness Poultry Ltd, Shrewsbury, Shropshire)

Decision: The Parish Council does not support the application for the following reasons:

1. **Impact on Residents.** This site was previously examined as an alternative site to the Great Ness Poultry Farm, in the applicant's submission to Shropshire Council in 2010, for the establishment of their poultry farm in Rodefern lane Great Ness. They stated in that application that the site at Kinton was unsuitable as a chicken farm development because "significant numbers of receptors" would be affected by that type of development at that location and, "junction safety and accessibility was poor" for that site. In the Parish councils view these reasons for rejection of the site are more relevant now than in 2010, in particular because of the planned housing development within Nesscliffe village which will bring more significant receptors closer to the development. Shropshire Council have allowed the development of an additional 65 residential houses which will be situated closer to the proposed Chicken farm subjecting those residents to odour pollution, increase light pollution and noise due to the 24 hour working duration of a large scale industrial poultry unit as proposed with this application. Planners should take into account complaints that have been made and recorded against the Great Ness Poultry site for odour pollution when deciding on this application.
2. **Visual Impact.** This application increases the number of large industrial scale Poultry producing developments in an area of natural beauty and although the applicant puts forward screening suggestions to mitigate the large complex from view it will still have a detrimental visual impact on the landscape in particular when viewed from such vantage points as Nesscliffe hill, a view point that is enjoyed by many visitors to the area.
3. **Cumulative effect on the community.** This development if allowed will be the fifth large industrial chicken establishment within a two kilometre radius surrounding all of the villages in the Nesscliffe Parish Council area and the planners are asked to look at the cumulative effect this additional development will have on the area. (It is understood that the applicant's environment licence is made out for double the number of poultry units and feed bins that is outlined in this application and this should be taken into account when considering the application.)
4. **Pollution, Waste Management.** The applicant's submission, in our view, does not give serious thought to the issue of waste management. In particular, the amount of land that they have available, to them, to spread this additional chicken manure which have heavy metal content, veterinary medicines and may contaminate the soils with inorganic and organic chemicals both during the construction period and during the operating life of the development. And due to the increase in the number of Poultry units in this area will increase significantly the affect this will have on the local environment both for odour pollution and soil pollution. Already there is evidence that the long term storage of chicken manure presents problems, with the increasing use an unprotected hard-standing in Wilcot, from which run-off is entering the open drains on the adjacent road. The inclusion of the Biomass installation will not negate the need for the applicant to spread manure on the land.
5. **Working Hours.** There appears to be a conflict between the working hours of the existing business park and the proposed chicken farm. When the business park was approved in 2003, planners ensured that the residents of Kinton were not unduly inconvenienced by the various pollutants, light, noise and smell that would emanate from the business park limiting the hours of operation to daytime working on weekdays only. This application which is adjacent to the business park, will be operating 24/7, with all of the same pollutants but of a much greater magnitude.

Cllrs Nunn and Arthur returned to the room and Cllr Nunn took the chair.

c) **Reference: 15/05547/FUL** (validated: 21/12/2015)

Address: 1 Queensway, Wilcott, Shrewsbury, SY4 1BD

Proposal: Erection of two-storey gable extension and single storey rear extension
 Applicant: Mr A Roberts (1 Queensway, Wilcott, Shrewsbury, Shropshire, SY4 1BD)
Decision: No objections

- d) **Reference: 15/05628/FUL** (validated: 04/01/2016)
 Address: Holmwood , Holyhead Road, Nesscliffe, Shrewsbury, SY4 1AY
 Proposal: Erection of a single storey side and rear extension
 Applicant: Mrs Judith Wilde
Decision: No objections
- e) **Reference: 15/00560/OUT** (validated: 02/03/2015)
 Address: Land East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH
 Proposal: Outline application for the erection of one dwelling (all matters reserved)
 Applicant: Mr John Staley (C/O Agent)
 (Parish Council have been asked by Shropshire Council Planning Application to look at this planning application again and give their decision).
Decision: After discussion the Parish Council stands by their previous decision as follows: The Parish Council objects to this application for the following reasons: This application is sited in open countryside as such it is required to meet the strict controls laid down in Shropshire CS5, which only permits development on behalf of agricultural or forestry workers or meets a local affordable housing need. The size of this property precludes it from any of these exceptions. In addition, the intended access will inevitably conflict with the many users of the bridleway, particularly during the construction phase, placing users at an unacceptable risk of accident. Finally, there has been no environmental assessment, which may also have implications for decision-makers. We also object to 15/00560/OUT on the grounds that the application did not comply with SAMDEV with regard to development in the clusters, that is any development should be confined to infill/conversion of buildings. In addition Little Ness has already made a substantial contribution to the housing guideline of 10-15 houses over the period to 2026.

170/15 **PAYMENTS TO BE APPROVED** – It was **RESOLVED** to approve and sign the payments.

Cheque No	Payment to	Description	Net	VAT	Gross
10446	Shrop Youth Ass	Partnership Agreement	2347.20	0.00	2347.20
10447	Graham Taylor	Churchyard 18 Dec 15	70.00	14.00	84.00
10448	SALC	Training	10.00	0.00	10.00

DD	Payment to	Description	Net	VAT	Gross
18.01.16	Scottish Power	Portacabin Oct-Jan	20.16	0.00	20.16

171/15 **PAYMENTS** – It was **RESOLVED** to approve and sign the payments after the agenda had been sent out and the meeting.

Cheque No	Payment to	Description	Net	VAT	Gross
10449	SALC	Website training	10.00	0.00	10.00
10038	Nesscliffe V Hall	Hire of Hall Youth Club	121.00	0.00	121.00

172/15 **FINANCE** – It was **RESOLVED** to approve and sign the following:

- Bank Reconciliations to the Dec 2015
- Receipt and Payments Dec 2015.
- Bank Statements

173/15 **INTERNAL AUDIT** – The Clerk had obtained two quotations for internal audit. After discussion it was **AGREED** to appoint SDH Accounting as the Parish Council’s internal auditor for 2015-16 financial year.

174/15 **YOUTH CLUB** – Cllr Gilbert reported that they all had a great time at the theatre at Christmas and £280 collected from the children to pay for their tickets. The attendance is still very good and as their television has broken, she asked permission to purchase a new one for the Youth Club. After discussion,

it was **AGREED** that Cllr Gilbert could purchase a television for the Youth Club.

- 175/15 **AUTOMATED EXTERNAL DEFIBILATOR (AED)** – The Clerk reported that she has not heard back from Andy Davies’ team regarding AED training, but she had obtained contact details of the ambulance service that may carry out this training. After discussion it was **AGREED** that the Clerk contact the Ambulance service to arrange AED training.
- 176/15 **NEW PARISH COUNCIL WEBSITE** – The Clerk updated the members on the new website and asked if a domain name could be purchased once they had received the Transparency Code Funding. After discussion it was **AGREED** the Clerk could purchase a domain name GreatnessandLittlenessparishcouncil.org once the funding became available, take off the members address leaving their email and telephone numbers on the website and asking Hugofox about maximising the search engine optimisation.
- 177/15 **PROCEDURES** – After discussion, it was **RESOLVED** to adopt the following procedures: Grievance and Disciplinary, Complaints and Information Commissioners Scheme and to publish the Complaints and Information Commissioners Scheme on the website. It was also **AGREED** for the Clerk to obtain the Local Awards Scheme Foundation Level and pay the one off amount of £50 to NALC for registration and £50 to SALC for administration.
- 178/15 **COLLAPSE OF THE ADCOTE MILL BRIDGE** – Ongoing.
- 179/15 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**
- a) Cllr Nunn reported that the doors on the notice board at Little Ness has blown off and broken. The Clerk to contact Phil Evans to see if he would be willing to repair the notice board.
- b) Cllr Brooks asked where we are with broadband in Nesscliffe. The Clerk to contact Ben Walker at Shropshire Council to ask for an update.
- 180/15 **SALC CORRESPONDENCE** – *E-mailed to members:*
- a) *Information Bulletin - 4 December*
b) *Maintaining Safe, Effective and Dignified Urgent and Emergency Care Services / Putting Patients First December 2015 Bulletin on National Developments and Meetings - 4 December 2015*
c) *West Mercia PCC Precept Consultation 2016/17*
d) *Big Conversation new press release - please help promote*
e) *PCC weekly newsletter*
f) *The Big Conversation Workshop - 18 January*
g) *Your December Health & Wellbeing news update*
h) *Bulletin on National Developments and Meetings - 11 December 2015*
i) *December 17 Bulletin*
j) *Shropshire Council: Site Allocations and Management of Development (SAMDev) Plan – Adoption*
k) *Information Bulletin*
l) *Information Bulletin - 13 January 2016*
- 181/15 **E-MAILED CORRESPONDENCE** -
- a) *Rural Opportunities Bulletin*
b) *Vacancy - 11 Sunny Bank - Mid Wales Housing Association*
c) *Shropshire Rural Hub Newsletter December 2015 / January 2016*
d) *Shropshire Community Assets and Services - Inspiration Event*
e) *Weekly Email News Digest - Monday, 14 December, 2015*
f) *December Issue of 'The Corbet News'*
g) *Connecting Shropshire broadband update*
h) *Shropshire Hills AONB News, Winter 2015*
i) *Mayor's Invitations*
j) *Weekly Email News Digest - Wednesday, 23 December, 2015*
k) *Rural Vulnerability Service - Rural Transport - December 2015*
l) *Rural Police Report January 2016*
m) *Rural Opportunities Bulletin*
n) *Property Flood Protection Assessment - Free Service*
o) *Rural News Special - 'Disastrous' government grant proposals must be rethought*

182/15 **CORRESPONDENCE RECEIVED** – *Letter from Bank of Scotland*

183/15 **NEXT MEETING** – 1 March 2016 in Nesscliffe Village Hall at 7.30pm

Meeting closed: 9pm