



Minutes of Council Meeting of Great Ness and Little Ness Parish Council, held at Little Ness Village Hall on Thursday 19<sup>th</sup> January 2023 at 7.30pm

**Present** Cllr. Mullis (Chairman), Arthur, Brooks, Dickinson, Diggory, Gilbert, Nunn, Peters and Turner  
**Absent:** None.  
**In attendance:** Cllr. Ed Potter, 3 members of the public  
**Clerk** Mrs R. Turner

104/2223 **PRESENT & APOLOGIES FOR ABSENCE**  
All present.

105/2223 **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.*  
Cllr. Turner declared a pecuniary interest in payments to the clerk.  
b) *Dispensation requests – none.*  
c) *Gifts or hospitality – none.*

106/2223 **PUBLIC PARTICIPATION SESSION**  
a) *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*  
A member of the public stated that the drain at the bottom of Milford Bank is still blocked and a hazard in icy weather.  
Action: Clerk to make a complaint to SC.

A member of the public spoke re planning application 22/05643/FUL, for change of use of the Nesscliffe Hotel to a dwelling. He informed the council that comments have been uploaded re the Right of Way through the hotel, which is unresolved and not fully accessible.

The agent spoke re the above application. He said that the application is for change of use to a single, private dwelling. This application relates to the hotel side of the road, not the car park opposite. The property has been sold twice in the last 10 years to a liquidator, showing it is not viable as a hotel. Therefore, the only logical use is as a family home. The changes proposed to the listed building are minimal - external painting and wall repairs and removing some internal dividing walls and the modern bar. The applicant has offered assurance they won't do anything to the car park that will hinder bridleway use. At present, the access is not open to allow access to bridleway gate as it is padlocked – the agent explained the applicant didn't lock it and does not have the key. It was noted that the bridleway route across the field also needs addressing. The agent said the applicant is planning to level out the bridleway so it is less slippery and steep. The parish council highlighted that the wooden bollards are potentially hazardous for walkers, and asked if a more permanent solution will be put in place. The agent said that the bollards could be made visible temporarily, and with time a permanent boundary marker will be erected, such as a hedge. The parish council also raised its concern re the renting of rooms (in light of a recent advert online) and potential nervousness re it becoming a HMO. It was stressed that a new application may be needed for a HMO. The agent said that the applicant plans to use the property as a single-family dwelling.

107/2223 **MINUTES** – it was **RESOLVED** to confirm the minutes of the Council Meeting dated 6<sup>th</sup> December 2022 as being a correct record and to authorise the chairman to sign them.

108/2223 **REPORTS**

- a) *Police Report* – none.
- b) *Shropshire Council* – Cllr. Potter reported as follows:
- **Consultation on budget** - includes £50 million cuts to balance the budget. Focus on cutting non-compulsory services and proposals such as charging for green waste collections. There are no revenue reserves to cover the shortfall.
  - **Levelling Up** - announcement today of £18.7 million Govt. funding for Riverside re-development.
  - **Voter ID requirement**  
Action: Clerk to put up posts promoting the need to get a voter ID card.
  - **Boundary review** – SC divisions under review. Aiming for 1 councillor per ward, 74 councillors and roughly same number of electors per councillor (3,500 +/-10%). Potentially need to have an extra Shrewsbury division due to growth. It is also proposed to delete a division, Chirbury and Worthen (as has only 2,500 electors). The Loton ward may consequentially expand and take on parts of Chirbury and Worthen.
  - **Cost of Living** – Cllr. Brooks referenced a meeting today and a meeting planned with SC Dean Carroll to discuss what SC can assist with. Cllr. Potter agreed to attend.  
Action: Clerk to place copies of leaflets in Little Ness VH and phone box.
- c) *Youth Club* – Cllr. Gilbert reported the club is getting about 16 to 20 young people attending per week.
- d) *Great Mess to Little Mess* – Cllr. Diggory reported that he has been collecting litter locally. Plans for a big litter pick in May are underway. It is still planned to make bird boxes.
- e) *CIL Working Group* – the group has met the contractor for the landscaping start date 23<sup>rd</sup> January. Cllr. Diggory to be point of contact.
- f) *Nesscliffe Country Park Working Group* – a date is to be arranged for February.  
Action: Clerk.
- g) *Clerk's Report* – the report was noted. The clerk also informed the council of a proposed footpath diversion in the Valeswood area. It was **RESOLVED** to support this as it is a more logical route than at present,  
Action: Clerk to write with supporting comments.
- h) *Parish Councillor Reports (of external meetings attended)*
- Cllr. Gilbert had attended the Nesscliffe VH Committee. They had asked if the parish council is doing anything for the coronation.  
Action: Clerk to agenda this item for March. One possibility is to plant oak trees and it was also agreed to as the halls for their plans Possibly plant oak trees.
  - The hall are having the electrics reviewed and will ask the electrician's advice about the heating and for a quote for infra-red heating.
  - Cllr Brooks has attended a Cost of Living meeting – Ruyton XI Towns are asking for the charity funds to be joined together. It was noted that this would not fit with the terms of the Great Ness charity and therefore is not supported. It was noted that Nesscliffe Village Hall is a charity and therefore has the power to give out funds. No-one in need has come forward in the parish council area and two offers of help have been made.  
Action: Cllr. Brooks to attend Zoom meeting with Dean Carroll.

109/2223 **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) 22/03063/REF - Proposed Development Land At Adcote School, Little Ness, Shrewsbury, Erection of 3No dwellings (resubmission)  
**Appeal in Progress**
- 7) 22/04456/VAR - Church House Barn, Church House Farm, Little Ness, SY4 2LG  
Proposal: Variation of Condition no.2 (approved drawings) attached to planning permission ref 22/00227/FUL to provide an improved internal arrangement, and alter the position of the garage within the site  
**Decision: Grant Permission**
- 8) 22/04840/VAR Proposed Earth Sheltered Eco Dwelling At Hopton Nesscliffe  
Proposal: Variation of Condition No.2 (approved plans) attached to planning permission 14/03858/FUL dated 02/07/2015  
**Decision: Withdrawn**
- 9) 22/04974/FUL – The Cottage, Great Ness, Shrewsbury, Shropshire, SY4 2LE  
Proposal: Erection of single storey extension and internal alterations  
**Decision: Grant Permission**
- 10) 22/05033/FUL - St Chads Farm, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DG  
Proposal: Erection of garaging to serve barn conversion (approved (13/04318/FUL & 19/01785/VAR) to include a bat loft  
**Decision: Withdrawn**
- 11) 22/05153/OUT - Phase 2 Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe  
Proposal: Outline application for residential development to include means of access (resubmission of 14/03797/OUT) to be served via extant Phase 1 (12/00821/OUT & 13/02901/REM & 16/00670/REM)  
**Awaiting Decision**

110/2223 **PLANNING APPLICATIONS – FOR CONSIDERATION**

- 1) 22/05643/FUL - Nesscliffe Hotel, Holyhead Road, Nesscliffe, Shrewsbury, SY4 1DB  
Proposal: Change of use of hotel to a dwelling to include creation of private amenity space  
Comments: It was **RESOLVED** to support the historic building being put to a viable use, subject to the bridleway being kept in place and accessible and a condition for proper boundary treatment to replace the wooden bollards.
- 2) 22/05606/FUL - Motor Fuel Limited, Service Station, Nesscliffe, SY4 1B  
Proposal: Formation of 2 no. self-service car wash bays including 2.7m high screens  
Comments: It was **RESOLVED** to support the application.

111/2223 **PARISH MATTERS**

- a) *Highways maintenance*
  - Gorse bushes at Wolfshead – still not cut back despite National Highways saying they were treating this as urgent.  
Action: Clerk to follow up with National Highways and ask them to cut back the hedge from the layby to the roundabout.
  - Sewer grids on main old A5 sinking and seem loose with potholes developing around them.
  - Two large potholes on Wilcott Lane that have been reported.  
Action: Clerk to report the above.
- b) *Drainage* – the meeting with Helen Walters has not taken place yet.

- c) *Play area routine inspection reports* – a couple of minor issues at Wilcott have been flagged.  
Action: Clerk to ask Graham Taylor to fix the Wilcott items.
- d) *Dog out of control in a public place* – Cllr Brooks reported that a lady’s dog being walked on Rodefern Lane, was attacked by a loose Alsatian dog. The owner has been identified and SC’s Enforcement Officer has been to talk to the owners. Cllr. Brooks also noted that dogs off lead on Nesscliffe Hill may result in injury and he suggested the signs are looked at. It was noted that the legal requirement is for a dog to be under control and placed on a lead if asked to by a dog warden. It was noted that this issue could be looked at by the Country Park WG.
- e) *Reports of other parish matters*
  - Cllr Mullis raised an issue re children from the village damaging books in the book ox and smashing a box of mugs. The food box has been removed and the book swap box is being removed.  
Action: Cllr. Diggory to report to the police.

112/2223 **CORRESPONDENCE**

- 1) *Consultation on new divisional (SC Ward) boundaries* – no comment.
- 2) *EMG 2023/4 Grant*  
Action: Clerk to draft the application and Cllr. Diggory to assist by doing a pavement survey.
- 3) *Drainage surveys on A5 between 25<sup>th</sup> January and 4<sup>th</sup> February 2023 (working hours 8pm to 6am)* – noted.
- 4) *SC budget consultation* – noted.
- 5) *Activity at Nesscliffe training ground 23<sup>rd</sup> to 28<sup>th</sup> January* – noted.

113/2223 **FINANCIAL MATTERS**

- a) *Q3 budget report and bank reconciliation* – the report was noted, as per Appendix 1, the reconciled balance as at 31.12.2022 being £134,501.80.
- b) *Budget and precept 2023/4* – see Appendix 2. it was **RESOLVED** to set an expenditure requirement of £35,716, (excluding CIL projects). Anticipated income, excluding precept is £3,425. It was **RESOLVED** to set a precept requirement of £32,291 this being a 0% increase per Band D household. This means a projected draw of £1,375 on general reserves.
- c) *Payments including payments made between meetings* – it was **RESOLVED** to approve the following:

Ref	Payee	Item	Type	Net	VAT	Gross
P74-2223	Scottish Power	Electricity	DD	£103.72	£5.19	£108.91
P75-2223	R Turner	Expenses	DD	£37.99	£2.40	£40.39
P76-2223	Roof Craft	Pumphouse repair	BACS	£100.00	£20.00	£120.00

- d) *Internal auditor* – it was **RESOLVED** to appoint SDH Accounting for 2022/3 and seek further quotes for 2023/4.
- e) *Income received* – noted as follows:

Ref	Payee	Item	Amount
R5-2223	Cambridge BS	Interest	£51.19
R6-2223	M & P Dransfield	Defib donation	£495.00

114/2223 **NEXT MEETING**

- a) *Date* – 7<sup>th</sup> March 2023, Nesscliffe Village Hall, 7.30pm
- b) *Items for agenda*
  - Coronation plans