

# 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 7 February 2017 at 7.30pm.

**Present** Cllr David Nunn (**Chairman**), Cllrs Mike Arthur; Tom Evans; Miss Eleanor Gilbert and Miss Sue Peters.

**In attendance** Anne Chalkley (Clerk/RFO). Public 30.

144/16 **TO ACCEPT APOLOGIES FOR ABSENCE** – Cllr Brooks (Holiday). Cllr Bustard (Family). ). Cllr Tailyour (Holiday). Mathew Mead, Community Action Officer (another meeting

145/16 **LOCAL COUNCIL AWARD** – Panel Chairman, Katrina Baker presented to the Chairman, Cllr David Nunn the certificate for the Local Council Award Foundation Level.



146/16 **DISCLOSURE OF PECUNIARY INTERESTS** – Cllr Arthur declared his pecuniary interest in item 152/16 (1) and (6).

147/16 **DISPENSATION** – None.

148/16 **PUBLIC PARTICIPATION SESSION** – *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Agenda Item 156/16 (1) – Residents were concerned about the layout and where the digester was to be sited in the village.

Agenda Item 159/16 – Resident was not sure that there was a bridleway at Adcote Bridge. Zia Robins informed the meeting that there was a bridleway and Right of Way.

Guy Davies whose application it was assured the residents that the grain storage will be a separate application. He also explained his planning application 156/16 (1) to the members.

Jane Burgoyne informed the members that the on-line survey for the Partial Plan Review was not easy to understand and complete.

149/16 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 6 December 2016.

150/16 **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.
Salt bin	December 2016	I have contacted Highways regarding a salt bin for Kingsway and Queensway and the response was they will not place a bin at Wilcot due to it not meeting the criteria.
Pump	December 2016	I contacted Highways to see if they could clear the overgrown area around the Pump and their response that they could not use essential money for this and suggested that the Parish Council use their Minor Maintenance money to clear this area ourselves.
Fly Tipping	December 2016	I contacted Highways to see if they could clear the fly tipping by the Gallops. They responded saying that they will check the area.
Blocked drains	December 2016	I have reported that there is a blocked drain on Milford Bank opposite the field gate same one as reported last time. Also the three drains in the hollow between Milford heading to

Signed: .....Date:.....

		Little Ness before you get to the Foxholes site entrance are still blocked also.
Additional Transparency Code Funding available	January 2017	I have completed the Additional Transparency Code funding Application Form with SALC for extra staffing costs for downloading applications and we should receive this money by the end of February approximately £280. We need to minute this at our meeting on the 7 February.
Light out, Wilcot Lane	December 2016	The light in Wilcot Lane has now been repaired.

- b) Police Report – Police Reports can be found on the website. LPO Summerfield apologised for being late. He asked residents to report any suspicious behaviour in the area. Criminals are using the A5. Organised crime has come into Shrewsbury over the last few months so please keep alert. Please ring in on 101 if you see anything untoward. The Chair thanked LPO Summerfield and he left the meeting.
- c) Shropshire Council – Cllr David Roberts was not at the meeting.
- d) The Chair reported that Cllr David Roberts will be standing down as our councillor at the election in May of this year and he introduced Mr Ed Potter who will be standing at the next election.

151/16 **PLANNING** – Planning Notifications (for information only)

- 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) **15/02159/MAW** - Land Adjoining Foxholes Farm Buildings, Little Ness, Shrewsbury, Shropshire - Erection of extension to storage clamps for Anaerobic Digester (AD) Plant. **Grant Permission.**
- 4) **16/00670/REM** - Proposed Development Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury, Shropshire - 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. **Awaiting decision.**
- 5) **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.**
- 6) **16/03843/REM** - Proposed Residential Development East Of Wilcot Lane, Nesscliffe, Shrewsbury, Shropshire - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/03259/OUT for proposed housing development of 9 no. dwellings and associated garaging. **Awaiting decision.**
- 7) **Reconsultation due to Amendment on application 16/00670/REM** - Land West Of Nesscliffe Hotel - 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. **Awaiting decision.**
- 8) **16/03975/FUL** - Hollies Farm, 16 Little Ness, Shrewsbury, Shropshire, SY4 2LH  
Proposal: Erection of a single dwelling. **Awaiting decision**
- 9) **16/04146/FUL** - Proposed Dwelling East Of Little Ness Village Hall, Little Ness, Shrewsbury, Shropshire - Erection of a dwelling and detached garage; formation of a vehicular access. **Grant Permission.**

- 10) **16/04169/REM** - Proposed Dwelling to the South of Little Ness, Shrewsbury, Shropshire - Approval of reserved matters (access, appearance, landscaping and layout) pursuant to permission 14/05719/OUT for the erection of a detached single self-build dwelling and garage to include scale. **Grant Permission.**
- 11) **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) – **Awaiting decision.**
- 12) **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. **Awaiting decision.**
- 13) **16/05237/FUL** - Formation of menage for private use with post and rail fencing including change of use of land -The Shrugs, Hopton, Nesscliffe, Shrewsbury. **Grant Permission.**

152/16 **PLANNING APPLICATIONS** – Council to make decision

**Cllr Mike Arthur left the room.**

- 1) Reference: 16/05637/OUT (validated: 13/12/2016)  
 Address: Proposed Residential Development Land To The South Of, Little Ness, Shrewsbury, Shropshire  
 Proposal: Outline application for up to five dwellings (to include access)  
 Applicant: G.C. Davies & Co (c/o Agent)  
 Reconsultation due to Amendment on application 16/05637/OUT - Land West Of Home Farm  
 Proposal: Outline application for residential development to include access (amended description)

**Decision:** The Council object to this application for the following reasons:

1. The application does not satisfy the SAMDEV guidance on two accounts.
  - a. Little Ness is designated as a ‘cluster’. Development in the clusters is limited to infill/conversions. The scale and layout of the application, is such that the majority of the development is outside the build line of the adjacent properties. As a consequence, the application is not considered to be either limited infill or a conversion.
  - b. SAMDEV limits development in the six clusters in the parish to 10-15 dwellings, approximately 2-3 dwellings per cluster. Already that guideline has been met five times over, before this application is considered. There is no evidence that there is a requirement for these additional properties. This significant and unacceptable exceeding of the guidelines is contrary to planning policies CS4, CS5 and MD3.

The housing guidance used for the above comments: *SAMDEV S16.2(ix) - Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler are a Community Cluster in the Nesses Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-15 dwellings over the period to 2026.*

2. The application proposes a development that is not consistent with the linear character of a village of predominantly single line developments. The proposal introduces an element of urbanisation to a rural settlement. The prospect of further development is a real concern with space around the proposal and a large field to the rear, offering the opportunity for such development.
3. It is highly questionable as to whether this application can be seen as ‘sustainable development’. There are no services within reasonable distance, raising the question of the environmental impact of increased private car use. The economic benefits would be limited to the construction period, as there are no obvious employment opportunities in the village. The social impact would be positive with an increase in housing stock; however there is no indicative plan of the types of properties envisaged by the applicant.

**Cllr Mike Arthur returned to the room.**

- 2) Reference: 16/05372/FUL  
Address: Proposed Residential Development East of Mulberry House, Great Ness, Shropshire.  
Proposed: Erection of a single dwelling and detached garage  
Applicant: Mr M Whitthread  
**Decision by Shropshire Council Planning Department – Refused.**
  
- 3) Reference: 16/05255/FUL (validated 09/01/2017)  
Address: Proposed Holiday Let Units at Windy Ridge, Alderton, Nesscliffe, Shrewsbury  
Proposal: Erection of 2 No. holiday lets including change of use of land.  
Applicant: Mr & Mrs Paul Corsentino.  
**Decision: No objections.**
  
- 4) Reference: 17/00004/FUL (validated 04/01/2017)  
Address: Proposed dwelling North of 18 Valeswood Little Ness.  
Proposal: Erection of 1 no dwelling.  
Applicant: Mr Robert Smith.  
**Decision: No objections.**
  
- 5) Reference: 16/05558/FUL (validated: 11/01/2017)  
Address: Proposed Dwelling Adj 1 Ruyton Road, Little Ness, Shrewsbury, Shropshire  
Proposal: Erection of one dwelling; detached single garage; formation of vehicular access  
Applicant: Ward & Shaw (3 Walford Hall Cottages, Walford, Shropshire, SY4 2HP)  
**Decision: No objections.**

**Cllr Mike Arthur left the room.**

- 6) Reference: 17/00195/VAR106 (validated: 16/01/2017)  
Address: Residential Development Land To The NW Of, Little Ness, Shrewsbury, Shropshire  
Proposal: Variation of Section 106 for planning application 14/02026/OUT to remove the requirement to contribute towards affordable housing  
Applicant: Mr Guy Davies (Red House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LB)  
**Decision: No objections.**

**Cllr Mike Arthur returned to the room.**

- 7) Reconsultation due to Amendment on application 16/03413/REM - Proposed Residential Development Opposite The Crescent  
Proposal: Reserved Matters pursuant to Outline planning application 13/04757/OUT (landscaping, scale, appearance and layout) for residential development of 30 dwellings  
**Decision:** The Great Ness and Little Ness Parish Council wish to reiterate its objection to the amended proposal, dated 24 January 2017.

The reasons for this continued objections are as follows:

1. The developer has amended the development site position; clearly it is different from the development site approved at outline planning permission.
2. The complete disregard to accept the direction from the Planning Officer, the objections of Parish Council and the community and the guidance from SAMDEV that a maximum of 15 properties is the acceptable maximum for this preferred site. The intransigence of the agent/developer/landowner is disappointing in the extreme.
3. The insistence of including 6 four bedroom properties again flies in the face SAMDEV guidance.
4. The failure to accept the guidance of the consultant on the minimum requirement for public open space. The introduction of 2 ‘postage size’ public area, one of which shares the space with a pumping station is disappointing to say the least.
5. The failure to provide the ‘promised’ road crossing.
6. The amended block diagram offers a starkly difference picture of an acceptable layout as

illustrated by existing Crescent and the proposed layout across the road. The proposed layout in extremely cramped and typically urban where land is at a premium.

The reluctance to reposition the access to the development site, away from the Crescent access road, thus reducing the potential for accidents.

It was **AGREED** that the Parish Council submit further comments to 16/04148/FUL as follows:

16/04148/FUL | 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) | Land At Hopton Nesscliffe Shrewsbury Shropshire.

The Parish Council would like to add the following comments to its objection submitted 3 Nov 2016. It is the view of the Parish Council that the major change to the original proposal requires planners to treat this proposal as a new application.

The unexplained 'about face', by Historic England, over its stance on the hill fort is a cause for concern. It is the view of the Parish Council that the harm identified by Historic England under previous applications has, in fact, increased not decreased with the recent 'opening up' of the hill fort to give this historic asset greater visibility to the many visitors to Nesscliffe Hill. Possibly 'pre-application advice' may have influenced the 'about face' if so, it is very regrettable.

It is noted that there have been no substantial changes from the previous unsuccessful proposal, merely tinkering at the edges and remaining very different from the original approved application in terms of scale, layout and visibility.

Planners are reminded that Nesscliffe Hill has much more to offer residents and its visitors than its splendid hill fort. Nesscliffe Hill provides the opportunity to walk, cycle or ride in a quiet, traffic-free environment. There are a few sandstone cottages dotted about the hill which make a positive contribution to the character of this historic asset. The idea that a modern five bedroom property makes a similar positive contribution to Nesscliffe Hill is fanciful. Planners may find that following extract helpful when considering this proposal. NPPF para 134. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.* SAMDEV makes it very clear that the residents of Nesscliffe do not want building on Nesscliffe Hill. Unfortunately that aspiration has been undermined by this application; however there is an opportunity to minimise the damage by insisting the applicant mirrors the scale, layout and visibility of the original planning application. The following extract from SAMDEV policy MD13 may help focus the minds of the decision-makers on the fact that this proposal is much more than a routine planning application. It is an attempt to build a large property on historic and valued asset, which will be totally out of character with this country park.

*MD13: The Historic Environment*

*In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by: 1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings. 2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate. 3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required. 4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.*

153/16 **PARTIAL REVIEW OF THE SHROPSHIRE LOCAL PLAN - ISSUES AND STRATEGIC OPTIONS CONSULTATION** – The Issues and Strategic Options Consultation runs from Monday 23 January to Monday 20 March 2017. After discussion it was **AGREED** a letter to be sent to Shropshire Council with the Parish Council's comments to these issues.

154/16 **PARISH MATTERS –**

- a) Installation of AED for Little Ness – It was reported that the AED has been installed in the newly refurbished phone box in Little Ness.
- b) AED Training - Cllr Nunn reported that there were 20 residents that attended the training in Little Ness Village Hall on the 31 January. The Chair to sort the residents names between Nesscliffe, Wilcot and Little Ness to operate the AED’s.
- c) Dog waste bin - Lymore Close, Nesscliffe – The Clerk reported that the Dog Warden has now visited the area and an ‘all purpose’ bin will be positioned close to where the other bin was.
- d) Replacement notice board for Little Ness – The Clerk reported that to speed up the process of purchasing the notice board for Little Ness, both Cllrs Nunn and Arthur signed the deposit cheque and it has been forwarded to Niblets.
- e) Additional Transparency Code Funding – The Clerk reported that that there were still Transparency Code funding available and she has applied for the staffing costs for the website of £279.84 and should hear by the end of February.

155/16 **PAYMENTS TO BE APPROVED –** It was **RESOLVED** the following payments to be approved and signed.

Cheque No	Payment to	Description	Net	VAT	Gross
10506	Niblett Ltd	Deposit Notice board	460.00	92.00	552.00

Cheque No	Payment to	Description	Net	VAT	Gross
10507	Graham Taylor	Wilcot Play Area 2016	950.00	190.00	1140.00
10508	Highline Electrical	Repair of light Wilcot	76.00	15.20	91.20

156/16 **PAYMENTS –** It was **RESOLVED** to approve and sign payments after the agenda has been sent out.

Cheque No	Payment to	Description	Net	VAT	Gross
10509	Philip Evans	Refurbish phone box+AED	320.25	0.00	320.25
10048	Nesscliffe Village Hall	Youth Club hire of Hall	110.00	0.00	110.00

157/16 **FINANCE –** It was **RESOLVED** to approve the following:

- a) Bank Reconciliations to December 2016
- b) Receipts and Payments December 2016
- c) Bank Statement/s

158/16 **YOUTH CLUB –** Cllr Miss Gilbert reported the Youth Club was still going strong and have a lot of 10 year olds now. She has asked the Police to come and to speak to the children as one was approached at the road side by a passing car.

159/16 **COLLAPSE OF ADCOTE MILL BRIDGE –** Richard Knight’s email reported that I am hoping to finally get the second cost estimate for the bridge replacement that I need to take this issue forward. The bridge engineers have been very busy, but it looks like action has been taken and an estimate should be with me shortly.

The next stage will be for me to get authorisation to spend money on its replacement, with the possibility of some funding locally to help. To this end, It would be great if both parish councils could discuss the possibility of funding and also pass to me the strength of local opinion on the importance of re-opening this bridge. This will all help me in persuading the decision makers to allocate funds to its replacement.

The two cost estimates will be for a like for like replacement or a utilitarian structure to do the job. It may be that we need to look locally for the cost difference to replace it with a “pretty” structure like it was vs the cost of a simple replacement that will not be so pretty.

As much local evidence as to the desire to replace the bridge would be great, including a strong request from the parish councils to do so (and possible support for local funding!!)

Is this something the two councils could discuss and let me know how they got on?

The Parish Council has also received another email from Richard Knight indicating that there would be a shortfall of £20,000 and Shropshire Council will be looking for a contribution from both Parish Councils and asked if this money could be found from CIL, LJC or other means.

Clerk read the emails out to the members and residents present and explained that she had sent a reply to Richard informing him that it would have been better if we could have discussed this during a precept meeting with residents.

After discussion it was agreed to write to Baschurch Parish Council to get their views and see what they have agreed, if any, in their meeting regarding contribution.

160/16 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

It was reported that the Little Ness War Memorial wall had been damaged again. Mr Hefin Rees, Commercial Manager of Maiden's informed the members that it was once again one of his vehicles and he has reported this to his insurers. After discussion it was **AGREED** the Parish Council obtain quotations to repair the wall.

Cllr Arthur proposed that due to new planning applications arriving after the agenda had been sent out and the deadline date to respond being before our next meetings, the agenda item **PLANNING APPLICATIONS** – *To consider any other planning application received after the issue of the agenda (to be notified at the meeting)* to be reinstated and the amendment to the agenda published on the website. After discussion it was **AGREED** this agenda item to be reinstated.

161/16 **CORRESPONDENCE** – Letter from Midlands Air Ambulance – After discussion it was **AGREED** to give a donation of £100.00 to the Midlands Air Ambulance.

162/16 **NEXT MEETING** – 7 March 2017 Little Ness Village Hall at 7.30pm.

**Meeting Closed:** 8.45pm.