

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 5 July 2016 at 7.30pm.

Present Cllr David Nunn **Chairman**. Cllrs Mike Arthur, Kenneth Bustard, Phil Brooks, Tom Evans, Miss Eleanor Gilbert and Jonathan Tailyour.

In attendance Anne Chalkley – Clerk/RFO. Shropshire Councillor David Roberts. Shropshire Council Community Action Office Mathew Mead. Public 5.

50/16 **TO ACCEPT APOLOGIES FOR ABSENCE** – Cllr Miss Peters (Other commitment). SC Cllr Dave Roberts (Holiday).

51/16 **DISCLOSURE OF PECUNIARY INTERESTS** – Cllr Arthur declared his pecuniary interest in item 57/16(3) as he works for the applicant.

52/16 **DISPENSATION** - None

53/16 **PUBLIC PARTICIPATION SESSION** - *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Mrs Rosemary Potts circulated additional information to the members regarding planning application 16/01809/REM explaining the reasons why the dwelling was at a 45° to adjacent properties. The reasons being the area in south-east corner of the plot affected by large oak tree, with extensive root protection area (requirement of County Tree Officer). Position of new entrance which has to be situated with a visibility splay of 83 meters each way up and down the lane, (requirement of County Highways). Gravel drive has to be wide enough for driving in, parking and turning areas, (requirement of County Highways). To have the benefit of sunlight (solar gain saving fuel bills) on as much of the rear of the house as possible. To ensure privacy for ourselves and neighbours, including the house to be built on the plot to the immediate north. She explained that following discussions with the Planning Officers, the orientation has been altered by around 20° so that the house is now not at such an acute angle, but still takes into account the restraints of the site. The garage has also been turned around 90° so that it reduces its impact. Mrs Potts also showed what the house would look like with the changes.

54/16 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 7 June 2016

55/16 **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.
Proposed Closure Royal Shrewsbury Hospital A&E Department	June 2016	I have sent a letter of supporting the A&E Department in the Royal Shrewsbury Hospital.
Neighbourhood CIL	June 2016	I have contacted the CIL Team at Shropshire Council regarding the retrospective CIL money for Little Ness Car Park and I am still waiting a reply. I have sent a reminder that I am waiting for a response.
Website update	July 2016	Hugo Fox our website provider are working on updates and one of the updates will allow you to select what Parish for planning application alerts etc. I will let you all know once I have been informed by Hugo Fox that facility is available.

55/16 b) Police Report – No Police present.

c) Shropshire Council - Cllr Roberts' sent his apologies.

56/16 **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 – **Grant permission.**
- 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) **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.**
- 4) **14/03797/OUT** - Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire - Outline application for the erection of 8No dwellings (to include access). **Registered.**
- 5) **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.**
- 6) **15/00560/OUT** - Land East Of Stonecroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH - Outline application for the erection of one dwelling (all matters reserved). **Grant Permission.**
- 7) **15/02159/MAW** - Land Adjoining Foxholes Farm Buildings, Little Ness, Shrewsbury, Shropshire - Erection of extension to storage clamps for Anaerobic Digester (AD) Plant. **Awaiting decision.**
- 8) **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. **Withdrawn.**
- 9) **15/03377/FUL** - Gate House, Nesscliffe, Shrewsbury, Shropshire, SY4 1AY - Erection of a detached garage. **Awaiting decision.**
- 10) **15/00560/OUT** - Land East Of Stonecroft, Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH - Outline application for the erection of one dwelling (all matters reserved). **Grant permission.**
- 11) **16/00451/FUL** - Top Farm, Kinton, Shrewsbury, Shropshire, SY4 1AZ - Erection of agricultural storage building. **Grant Permission.**
- 12) **16/00327/REM** - Proposed Dwellings At Wilcot, Kinton, Shrewsbury, Shropshire - Application for approval of reserved matters (appearance, layout, scale and landscaping) pursuant to permission 14/03619/OUT for the erection of 2 no. dwellings. **Reconsultation due to Amendment** on application 16/00327/REM - Proposed Dwellings At Wilcot. **Awaiting decision**
- 13) Proposal: Application for approval of reserved matters (appearance, layout, scale and landscaping) pursuant to permission 14/03619/OUT for the erection of 2 no. dwellings. **Awaiting decision.**
- 14) **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.**
- 15) **16/01290/LBC** - Kinton House, Kinton, Shrewsbury, Shropshire, SY4 1AZ - Erection of detached double open fronted garage. **Not proceeded with.**
- 16) **16/01023/FUL** - Holly Bush Cottage , Adcote Lane, Nib Heath, Shrewsbury, SY4 2JX - Erection of single storey rear extension_ **Grant Permission**
- 17) **16/01808/REM** - Proposed Dwelling East Of Green Meadow, Little Ness, Shrewsbury, Shropshire- Reserved matters application pursuant to 15/01330/OUT for the erection of 1No dwelling and

detached garage (to include details of access, appearance, landscaping, layout and scale). **Awaiting decision.**

- 18) **16/01808/REM** - Proposed Dwelling East Of Green Meadow, Little Ness, Shrewsbury, Shropshire - Reserved matters application pursuant to 15/01330/OUT for the erection of 1 No dwelling and detached garage (to include details of access, appearance, landscaping, layout and scale). **Awaiting decision.**
- 19) **16/01854/REM** - Kinton House, Kinton, Shrewsbury, Shropshire, SY4 1AZ- Approval of Reserved Matters (appearance, layout, scale) pursuant to 14/04672/OUT for the erection of one dwelling and detached garage with first floor living accommodation. **Awaiting decision.**
- 20) **16/02017/FUL** - The Hill, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DQ - Erection of a two storey extension. **Grant Permission**
- 21) **16/02019/FUL** - The Hill, Hopton, Nesscliffe, Shrewsbury, Shropshire, SY4 1DQ - Conversion of outbuilding to two holiday let units; change of use of agricultural field to holiday park with siting of ten pods; erection of toilet/shower block; installation of bio-disc treatment plant; formation of parking area. **Withdrawn.**
- 22) **16/02032/OUT** - Proposed Dwelling North Of 18, Valeswood, Little Ness, Shropshire - Outline application for the erection of one open market dwelling to include means of access. **Awaiting decision.**

57/16 **PLANNING APPLICATIONS** – Council to make decision.

- 1) **Reference: 16/02361/REM** (validated: 08/06/2016)
Address: Proposed Residential Development Land, Wilcott, Shrewsbury, Shropshire
Proposal: Reserved Matters Application pursuant to Outline Application 14/03070/OUT for the erection of 2 No 3 bedroomed detached dwellings with detached double garages and formation of new driveway and vehicular access on land between Longmore House and Greenacres, Wilcott. (Amended description) (to include appearance, landscaping, layout, scale)
Applicant: Mr & Mrs D. Williams (Longacre House, Nesscliffe, Shrewsbury, Shropshire, SY4 1BD)
Decision: The Parish Council wish to object to this application as the positioning of the houses and garages have not taken into account the impact on the visual amenity and privacy of the residents of Greenacres. The proposed positioning would place the house and garage virtually in the front and within 15 metres of Greenacres. It is suggested that as a consequence of the size of the plot, one solution would be to move the houses back sufficiently to take the new houses and garages out of the eye-line of Greenacres.

The design and access statement recognises the important of careful positioning as stated in the extract that follows: *The proposed houses would be sited with sufficient separation space in relation to each other and surrounding properties to avoid any sense of a cramped appearance. In addition careful siting of the proposed development in relation to neighbouring residential properties would ensure no prejudicial impact on the amenities of their occupiers by over-bearing physical presence, material reduction in ambient daylight, over-looking and loss of privacy, or unduly intrusive noise and activity. The proposed new dwellings would be similarly immune from adverse effects by existing properties and each other.*

The Parish Council would also ask the applicant to consider moving the access to create a joint access with Longacre. This would reduce the number of accesses on the narrow lane that is already struggling to cope with existing traffic and faced with an increase from this and other proposed new developments.

- 2) **Reference: 16/02513/OUT** (validated: 15/06/2016)
Address: Site Adjacent To Lady Fern Cottage, Felton Butler, Montford Bridge, Shropshire, SY4 1AS
Proposal: Outline application for the erection of a detached dwelling and a garage to include access
Applicant: Mr G Pryce (Felton Butler Manor, Montford Bridge, Shrewsbury, SY4 1AS)
Decision: No objections.

Cllr Mike Arthur left the room.

- 3) **Reference: 16/02258/PMBPA** (validated: 23/06/2016)
 Address: Red House Farm, Little Ness, Shrewsbury, Shropshire, SY4 2LG
 Proposal: Application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to residential use
 Applicant: Mr Guy Davies.
Decision: No objections

Cllr Mike Arthur returns to the meeting.

- 4) **Reconsultation due to Amendment on application 16/01808/REM** - East Of Green Meadow
 Proposal: Reserved matters application pursuant to 15/01330/OUT for the erection of 1 No dwelling and detached garage (to include details of access, appearance, landscaping, layout and scale.
Decision: No objections.

58/16 **PAYMENTS TO BE APPROVED** – No payments received before the meeting.

59/16 **PAYMENTS** – It was **RESOLVED** to approve and sign the following payments that arrived between the agenda meeting sent out and the meeting.

Cheque No	Payment to	Description	Net	VAT	Gross
10474	Graham Taylor	GN Chuchyard 7 & 12 June	140.00	28.00	168.00
10475	Eleanor Gilbert	Flowers for planter	4.00	0.00	4.00
10042	Eleanor Gilbert	Youth Club expenses	84.68	14.60	99.28
10043	Nesscliffe Village Hall	Youth Club hire of hall	99.00	0.00	99.00

60/16 **FINANCE** – It was **RESOLVED** to approve and sign the following:

- a) Bank Reconciliations to the May 2016
- b) Receipt and Payments May 2016
- c) Bank Statements

61/16 **NEIGHBOURHOOD CIL** – Deferred until the next meeting.

62/16 **YOUTH CLUB** – Cllr Gilbert reported two more sessions left before summer term and there will be a break of 6 weeks. The Sponsored Walk took place last week, but unsure of the amount raised at the moment. The Safari Park outing has been postponed due to the football, but we hope to have this event in September.

63/16 **AUTOMATED EXTERNAL DEFIBILATOR (AED)** – After discussion the numbers for this event would be in the region of 15 people attending on Saturday 30 July in Nesscliffe Village Hall.

64/16 **COLLAPSE OF THE ADCOTE MILL BRIDGE** – On going.

65/16 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA**

Cllr Nunn reported that Bunny Lane near Flanders Cottage has a blocked drain and the road is flooded.

Cllr Nunn reported that a resident had asked if Little Ness Church Yard could be cut more often. After discussion the members were informed that the cutting of Little Ness Church Yard was the responsibility of the Church.

Cllr Brooks was concerned about the future of local services. Cllr Evans and the Clerk explained that this would not take place until 2018 and the money will come from Shropshire Council Minor Maintenance Grant.

66/16 **CORRESPONDENCE** – Bank of Scotland letter

- 67/16 **SALC CORRESPONDENCE** – E-mailed to members:
- a) General query – part-funding services
 - b) Media Release: Hospital Trust improves in survey of patient satisfaction
 - c) Police & Crime Commissioner Consultation

- 68/16 **E-MAILED CORRESPONDENCE** -
- a) Weekly Email News Digest - Monday, 13 June, 2016
 - b) Closing down of Shrop.NET
 - c) Shropshire Rural Hub Newsletter June 2016
 - d) Rural Economy Spotlight
 - e) Weekly Email News Digest - Tuesday, 21 June, 2016
 - f) Rural Vulnerability Service - Rural Transport - June 2016

69/16 **NEXT MEETING** – 6 September 2016 in Little Ness Village Hall at 7.30pm

Meeting Closed: 8.15pm.