

# **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 1 November 2016 at 7.30pm.

**Present:** Cllr David Nunn (**Chairman**), Cllrs Ken Bustard; Tom Evans, Miss Eleanor Gilbert; Miss Sue Peters and Jonathan Tailyour.

**In attendance:** Anne Chalkley – Clerk/RFO. Shropshire Councillor David Roberts, Public: 9.

- 109/16 **TO ACCEPT APOLOGIES FOR ABSENCE** – Cllr Mike Arthur (Holiday); Cllr Phil Brooks (Business). LPO Jonathan Summerfield.
- 110/16 **DISCLOSURE OF PECUNIARY INTERESTS** - None
- 111/16 **DISPENSATION** – None.
- 112/16 **PUBLIC PARTICIPATION SESSION** – *A period of 15 minutes is set aside to allow the public the opportunity to speak on an agenda item.*

Mike Robins reported that the chicken farm vehicles and farm traffic was jamming up the lanes. He informed the members that there was going to be another new planning application for additional chicken sheds and asked the Council to consider the amount of traffic on these lanes when it arrives.

Zia Robins circulated a map showing the number of original and new properties on the lane in Little Ness. She asked that planning application 16/04150/OUT be refused due to the number already waiting to be built.

Jane Burgoyne asked the members if the applicant of a pre-application can consult with the Case Officer. She was informed that the applicant can consult with the Case Officer. She referred to a report by the Case Officer in planning application 16/02361/REM as follows: *As a result of there being no pedestrian provisions currently, it is to be expected that pedestrians do not readily walk this stretch of road – whilst this may not be reality, a decision cannot be made on speculation, instead made on those provisions/features that currently exist.* She pointed out that this is not true because the road is used by walkers, cyclists and horse-riders on a very regular basis. You may know that Wilcot residents do not have ready access to services, so the road is key link to Nesscliffe. Children have to be taken to school, the Post Office provides essential services to many residents, access to public transport is in Nesscliffe, the Village Hall and social outlets are all in Nesscliffe. After discussion it was **AGREED** Cllr Evans write a response to this report.

A resident reported that he had looked into the land being developed by Mr Suckley and he had noticed that Area 'A' had been ploughed over. He had been in contact with Shropshire Council Planning Department to inform them of his concerns on both Areas 'A and B'. He also pointed out that there is a notice on Nesscliffe Country Park that Shropshire Council will be clearing some trees on the hill.

Amy Henson from Berrys circulated amended plans for the proposed housing development on land at Nesscliffe, opposite the Crescent and addressed the Parish Council meeting on a revised proposal for the preferred site (16/03413/REM). The proposal was for 24 properties with a mix of 2/3/4 bedroom properties.

Zia Robins reported that the bridleway at the back of Nesscliffe Hotel had been ploughed and filled in. She had reported this to Shropshire Council and they have asked the owner to reinstate the bridleway.

Madge Grant reported that there was a problem with traffic leaving the business park and not giving way to traffic from Kinton and could there be a 'STOP' sign be put in place. Clerk will report this to Highways.

- 113/16 **MINUTES** – It was **RESOLVED** to approve and sign the minutes dated 4 October 2016.

114/16 **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.
Highway maintenance issues reported by residents.	October 2016	<ol style="list-style-type: none"> <li>1. Verge sinkage on bend past the war memorial in Little Ness near the gate of Little Ness House, not rectified by highways, cars cutting corner on sharp bend to avoid getting stuck</li> <li>2. Hedge at bottom of Milford Bank not cut and causing large vehicles to be in the middle of road.</li> <li>3. Layby sinkage by Greystones, Ruyton Road has been filled but has sunk.</li> </ol> <p>I have reported these issues to Highways and they have been addressed.</p>

b) Police Report – Police Reports can be found on the website.

c) Shropshire Council – Cllr David Roberts reported that although Shropshire Council are finding it very difficult with the budget cuts, they have found some money to help this problem. The Council are heading for an Election next May. Please watch your bus routes very carefully as there has been problems with the subsidising the buses.

115/16 **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. **Awaiting decision.**
- 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) **16/01854/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. **Grant Permission**
- 6) **16/02361/REM** – Proposed Residential Development Land, Wilcot – 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). **Awaiting decision.**
- 7) **16/02513/OUT** – Site Adjacent to Lady Fern Cottage, Felton Butler – Outline application for the erection of a detached dwelling and a garage to include access. **Withdrawn.**
- 8) **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.**
- 9) **16/03505/FUL** - Proposed Beauty Salon/Dwelling, Land Adj. 6 Holyhead Road, Nesscliffe,

Shrewsbury, Shropshire, SY4 1DB - Erection of a new building to accommodate a ground floor beauty therapy business and first floor two bedroom apartment. **Awaiting decision.**

- 10) **Reconsultation due to Amendment on application 16/02361/REM** - Proposed Residential Development Land - 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). **Awaiting decision.**
- 11) **16/03399/REM** - Residential Development Land ToThe NW Of, Little Ness, Shrewsbury, Shropshire - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/02026/OUT. **Awaiting decision.**
- 12) **16/03518/OUT** - Pear Tree Cottage, Great Ness, Shrewsbury, Shropshire, SY4 2LE - Outline application for 1No dwelling (all matters reserved). **Refused.**
- 13) **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.**
- 14) **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.**
- 15) **16/03975/FUL** - Hollies Farm, 16 Little Ness, Shrewsbury, Shropshire, SY4 2LH Proposal: Erection of a single dwelling. **Awaiting decision**
- 16) **16/04075/VAR** - Wilcot House, Pool Hill Junction Via Wilcott House To Training Camp Junction, Wilcott, Shrewsbury, SY4 1BJ - Removal of condition number 12 attached to planning permission reference 13/03667/FUL dated 13th December 2013 to allow the annexe to provide residential accommodation separate to the house. **Awaiting decision**
- 17) **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. **Awaiting decision**
- 18) **16/04109/FUL** - 23 Kingsway, Wilcott, Shrewsbury, SY4 1BG - Erection of two-storey side extension and internal alterations to existing dwelling. **Awaiting decision.**
- 19) **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. **Awaiting decision.**

116/16 **PLANNING APPLICATIONS** – Council to make decision

- 1) **Reference: 16/04150/OUT** (validated: 27/09/2016)  
Address: Proposed Dwelling West Of Stoneycroft, Valeswood, Little Ness, Shropshire  
Proposal: Outline application (all matters reserved) for the erection of one detached dwelling  
Applicant: Mr John Staley (c/o Agent)  
**Decision:** The Parish Council object to this application for the following reasons:
  - a. The housing guideline for development in the clusters, as detailed in SAMDEV, S16.2 (ix), is for 10-15 dwellings over the period to 2026. This guideline has already been far exceeded, with Valeswood alone accounting for 12 new dwellings.
  - b. The application is only for outline permission but the applicant has indicated that the application is for a 4-bedroom property and the footprint confirms the indication. There is no requirement for this size of property, SAMDEV S16.2 (iv) identifies 2/3 bedroom properties as the predominant need of the parish, any requirement for larger properties has already been met many times over.

- c. The infrastructure in Valeswood is already overstretched, in particular the narrow lane that serves the increased population of Valeswood.
- d. Valeswood does not have reasonable access to services, which inevitably requires the use of private vehicles to access services, bringing into question whether or not this application should be considered as sustainable development.

2) **Reference: 16/04148/FUL** (validated: 14/09/2016)

Address: Land At Hopton, Nesscliffe, Shrewsbury, Shropshire

Proposal: 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)

Applicant: Mr Andy Blake (11 Pool Meadow Close, Bomere Heath, Shrewsbury, SY4 3NY)

**Decision:** The Parish Council strongly object to this proposal for the following reasons:

This application is a speculative attempt to obtain permission to make major amendments to the original application 14/03858/FUL and is very much a resubmission of 16/01095/FUL that was refused, 12 May 2016.

14/03858/FUL was granted permission on two grounds, as noted in the conclusions of the Development Management Report:

- i. The proposed development would provide one three bedroom detached property, as required by SAMDEV.
  - ii. The scale, external appearance, layout and landscaping of the proposal would protect and enhance the character of the hill fort.
- a. The applicant has chosen to ignore SAMDEV guidance for the parish. S16.2 which reminds developers of the need to meet the requirements of local plans.
  - b. SAMDEV S16.2 (iv) for Nesscliffe specifies that local plans require developments to be predominantly 2 and 3 bedroom properties. As the great major of developments in the parish, since the inception of SAMDEV, have been 4 plus bedroom properties, it would be anticipated that only 2 or 3 bedroom properties would be acceptable, in an attempt to restore the balance of housing stock as described in CS11.  
MD2 offers the following guidance: *for a development proposal to be considered acceptable it is required to: Respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.*
  - c. The developer has attempted to categorise the changes proposed as ‘minor amendments’. However guidance offers the following: *A minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved’.* This proposal introduces substantial changes to the layout, scale and landscaping of the development. The layout has been changed from a contour-following design to minimise the visual impact to a very obvious rectangular shape. The scale has also substantially increased the size of the footprint with a major expansion of the property from a three bedroom to a five bedroom property.  
**CS6** provides guidance on sustainable design and development principles: *New developments should protect, restore, conserve and enhance the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate.*  
**CS17** offers further guidance on environmental networks: *Development will identify, protect, enhance, expand and connect Shropshire’s environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development: Protects and enhances the diversity, high quality and local character of Shropshire’s natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting environment, including landscape, biodiversity and heritage assets.*
  - d. With regard landscaping, the following statement was part of the English Heritage contribution to the original application:  
*English Heritage – 6 October 2014 – explained that it was their intention, along with Shropshire Council, to reduce the substantial woodland within the area of the monument.* This same woodland is used by the developer to support their claim that the visual impact of the development on the Hill Fort will be minimal. The felling is scheduled to start, 2 November 2016. The Planning Officer is asked to accept that the proposed reduction of the woodland will further increase the visual impact of the proposal.

- e. This speculative attempt to build a large property with little or no regard for the sensitivity of area in terms of the historic assets and the enjoyment of the many visitors and locals who walk, cycle or ride on the hill. The natural beauty of the hill has remained unspoilt despite a number of attempts to urbanize it, of which this is yet another example.
- f. There is no evidence of any peripheral buildings except a garage that is approximately twice the size of the one agreed in the outline application. Clearly such peripheral buildings will further increase the visual impact of the development.
- g. To address these concerns and the continual attempts to insert this type of totally inappropriate property on Nesscliffe Hill, the Planning Officer may consider that a condition during the lifetime of the development should be changed to: **that no such buildings, will be permitted**, rather than the present arrangement of permitted development subject to Shropshire Council approval.

117/16 **PARISH MATTERS –**

- a) 16/03413/REM Proposed Residential Development Opposite – The view of the Parish Council was that the proposal was a long way from the SAMDEV guidelines, S16.2 (iv) for development in Nesscliffe, therefore unacceptable to the Parish Council:
  - i. SAMDEV requires that development on the preferred site should be limited to a maximum of 15 properties.
  - ii. New properties should be 2/3 bedrooms, any requirement for larger properties has already been met in the clusters of the parish.
 Amy left the meeting aware of the distance between her latest proposal and the requirements of the Parish Council.
- b) AED's for Wilcot and Little Ness and update on AED cabinet and installation for Nesscliffe. Cllr Bustard reported that the AED and cabinet are now installed at the Nesscliffe Garage and the owner has very kindly agreed to pay the electricity to keep the cabinet heated. Permission had been given and it was **AGREED** to install the AED on the wall of Nesscliffe Training Camp. After discussion it was **AGREED** to install the AED in Little Ness in the phone box once it was repainted and the inside cleaned out.
- c) Notice Board and Telephone Box Little Ness quotation. After discussion it was **AGREED** to accept the quotation from Phil Evans to varnish the 9 notice boards for £168 and to repaint and clean out the Telephone Box in Little Ness for £270. The Chair asked if more AED training could be arranged to take place in Little Ness Village Hall.
- d) Public Payphone at Hollyhead Road, Nesscliffe – decision by Council. After discussion it was **AGREED** to have the payphone removed.
- e) Dog waste bin - Lymore Close, Nesscliffe – An email had been received from Carmen from Shropshire Council to say that as soon as the Dog Warden had returned to work from being off sick, they will look at the possibility of having a dog bin in that area.
- f) Jan Snell Award for Parish Council's achievements – The Clerk explained the Jan Snell Award for Parish achievements that is awarded at the SALC AGM each year. The Clerk informed the members that she has asked that the Parish Council be nominated for their achievements in supporting the Nesscliffe Youth Club and paying for the qualified Youth Worker to keep the club running. For purchasing three AED's with cabinets for the Nesscliffe, Wilcot and Little Ness and working towards the Local Council Award Scheme.
- g) Shropshire Local Plan Review: Sustainability Appraisal Scoping Report (2) Consultation period 19 October to 24 November. Noted.
- h) Traffic on Wilcot Lane (residents email concern). The Council was very impressed with the proposed change as mentioned in this email that Wilcot Lane should become a cul de sac at the lowest point, i.e. just beyond the existing houses. If Wilcot Lane were now to become a dead end for traffic at the lowest point, this would solve the problem of through traffic completely. Clerk to send this proposal to Highways.

118/16 **PAYMENTS TO BE APPROVED –** It was **RESOLVED** to approve and sign the payments:

Cheque No	Payment to	Description	Net	VAT	Gross
10489	Wel Medical	AED's and cabinets	1941.25	388.25	2329.50
10490	Little Ness Village Hall	Contribution towards car park	1800.93	0.00	1800.93
10491	Mazars	External audit	225.00	45.00	270.00

119/16 **PAYMENTS –** It was **RESOLVED** to approve and sign payments after the agenda has been sent out.

<b>Cheque No</b>	<b>Payment to</b>	<b>Description</b>	<b>Net</b>	<b>VAT</b>	<b>Gross</b>
10045	Shropshire Council	Youth Club Panto tickets	237.50	0.00	237.50
10046	Nesscliffe Village Hall	Youth Club hire of hall	77.00	0.00	77.00

120/16 **FINANCE** – It was **RESOLVED** to approve the following:

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

122/16 **YOUTH CLUB** – Cllr Miss Gilbert reported that the numbers were still increasing, but as it was Halloween on Monday the numbers. They are planning a trip to the Severn Theatre in Shrewsbury to see the Pantomime.

123/16 **COLLAPSE OF ADCOTE MILL BRIDGE** – Nothing to report.

124/16 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA** – None.

125/16 **CORRESPONDENCE** - None

126/16 **NEXT MEETING** – 6 December 2016 Nesscliffe Village Hall at 7.30pm.

Meeting Closed: 9pm