

**PONTESBURY PARISH COUNCIL**  
**Meeting of Planning Committee**  
**Held at Pontesbury Public Hall**  
**6<sup>th</sup> November 2017 at 6.30pm**

**PRESENT**

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr D Gregory, Cllr N Lewis, Cllr B Morris and Cllr J Pritchard

**Four members of the public present**

**In attendance:** Cllr S Lockwood and Cllr R Evans

**CLERK:** Kate Davies

**100.17            APOLOGIES FOR ABSENCE**

Cllr D Ryder – Personal reasons

**101.17            DECLARATIONS OF INTEREST AND DISPENSATIONS**

None

**102.17            MINUTES OF COUNCIL**

The minutes were submitted and circulated as read.

**RESOLVED** that the minutes of the Planning Committee meeting held on 2<sup>nd</sup> October 2017 be approved and signed as a correct record.

**103.17            PUBLIC QUESTIONS AND COMMENTS**

A member of the public advised that he had checked the measurements for the approved development off Hall Bank and he intended to write to Shropshire Council Highways department, copying in the Parish Council. He thanked members of the Parish Council.

**104.17            REQUEST FOR CONFIRMATION OF LOCAL CONNECTION RELATING TO THE SHROPSHIRE COUNCIL AFFORDABLE HOUSING SCHEME**

A request from Rev Brian and Mrs Kathryn Fisher for the Parish Council's confirmation of their local connection was considered.

**RESOLVED** to write to Shropshire Council to confirm Rev Brian and Mrs Kathryn Fisher strong local connection in accordance with Shropshire Council's criteria.

**105.17            PLANNING DECISIONS**

A schedule of decisions made between 23<sup>rd</sup> September 2017 and 30<sup>th</sup> October 2017, in relation to applications for development within the Parish Council's area, was received.

**RESOLVED:** That the schedule be noted.

## 106.17 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

**RESOLVED:** That the following comments be submitted to the Shropshire Council Planning Authority:

- a) **17/00836/REM - Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to permission 14/00549/OUT for the erection of 25 dwellings with garaging and associated works (amended description) - Proposed Development Land West Of Telephone Exchange Hanwood – reconsultation (details available at the meeting)**

Cllr R Evans gave an overview of his discussions with the planning officer. Cllr Evans advised that the provided open space is below the Planning Policy criteria. So the developer has offered a financial contribution in lieu of providing it onsite. Cllr R Evans wanted the views of the Pontesbury Planning Committee.

Comments: The Parish Council has considered the revised landscape plan and has now agreed to give its conditional support to this application. The Parish Council welcomes the landscape plans following its previous comments about minimising the landscape impact. However the Parish Council requests that the Planning Authority includes a condition that the hedge on the western boundary is extended to meet the roadside hedge. The reason for this is to address the wish of local residents that is a clear countryside separation between Hanwood and Cruckmeole. The Parish Council requests that the proposed developer contribution, in lieu of the provision of sufficient open space on the site, is spent for the benefit of the local community in liaison with Shropshire Council as the planning authority.

- b) **17/04778/FUL - Erection of a detached garage - 19 Croft Cottages Pontesbury Shrewsbury SY5 0RU**

Comment: The Parish Council supports this proposal which will enhance the property.

- c) **17/04938/FUL and 17/04939/LBC - Creation of two bathrooms and partitioning in the attic to provide for two bedrooms and study and insertion of small rooflights to light and vent the bathroom and stairwell affecting a Grade II Listed Building - Sibberscote Manor Shorthill Lea Cross Shrewsbury SY5 8JF**

Comment: The Parish Council supports this proposal which is an appropriate use of a large unused space. The proposed changes will have minimum impact on the internal and external appearance.

- d) **17/04886/FUL - Erection of two storey side and rear extension and single storey front porch - 12 Church Close Cruckton Shrewsbury SY5 8PP**

Comment: The Parish Council supports this proposal. There is sufficient space for the proposed extension. There may be possible impact on the privacy of the neighbours from one of the bedroom windows and this may need to be moved.

*7.30pm Cllr J Pritchard left the meeting*

- e) **17/05054/FUL - Erection of three affordable dwellings following the demolition of two existing affordable dwellings. - 28 Linley Avenue Pontesbury Shrewsbury SY5 0TE**

Comment: The Parish Council supports the principle that the site needs redevelopment and the reasons for it and the site is large enough for the proposals. However, due to recent strong

community concerns about road safety issues in the vicinity of the schools the access on and off the properties must include provision of a turning space to allow vehicles to leave the drives in forward gear. It is requested that there is a planning condition that any demolition must be during school holidays. With reference to planning application 16/03238/FUL – the Parish Council requests a planning condition that any deliveries should not be made during school drop off and pick up times.

**f) 17/04859/FUL - Application under Section 73A of the Town and Country Planning Act 1990 for the erection of 1.86m high fence at front of property - Camogli Plealey Shrewsbury Shropshire SY5 0UY**

Comment: The Parish Council acknowledges the need for a fence however there have been local concerns about the fence being outside of the property boundary and the Parish Council suggests it should be erected on top of the wall to a maximum overall height of 6 feet or preferably erected inside the boundary wall. If the fence is built behind the existing wall, then planting could be included to reduce the visual impact.

**107.17 APPLICATIONS FOR TREE PRESERVATION ORDERS**

None

**108.17 SHROPSHIRE LOCAL PLAN REVIEW – PREFERRED SCALE AND DISTRIBUTION OF DEVELOPMENT –**

The Parish Council considered the preparation of the draft response to consultation for consideration by Full Council at December’s meeting.

**RESOLVED to delegate the preparation of a draft response to Cllr D Fletcher, Cllr A Hodges in liaison with the Clerk for consideration at December’s Planning meeting.**

**109.17 NEIGHBOURHOOD PLAN**

The next steps were considered and it was agreed that a date should be agreed for a meeting to agree membership of the steering committee should take place in January.

**110.17 DATE OF NEXT MEETING**

4<sup>th</sup> December 2017 at 6.30pm in Pontesbury Public Hall

**Meeting closed at 7.40pm**

Signed.....

Date.....

Chair