

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee

Held on Zoom

4th May 2021 at 6.30pm

PRESENT:

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Lewis, Cllr N Hignett, Cllr Paul Bradbury, Cllr David Gregory, Cllr Douglas Jones

Members of the Public: Three

In attendance: Nicola Young, Deputy Clerk

P22.20 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Susan Lockwood, Cllr John Pritchard, Cllr Roger Evans and Cllr Brian Morris

P23.20 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT None received.

P24.20 MINUTES OF LAST MEETING

After a proposal from Cllr Fletcher, seconded by Cllr Hignett, it was **RESOLVED** that the minutes of the last Planning Committee meeting, held on 1st March 2021, **be approved and signed as an accurate record.**

P25.20 PUBLIC QUESTIONS AND COMMENTS None received.

P26.20 PLANNING DECISIONS FOR PONTESBURY PARISH COUNCIL AREA

A schedule of decisions made between 24th February and 26th April 2021, in relation to applications for development within the Parish Council's area, was received.

RESOLVED: That the schedule be noted with the following comments:

- a. App Reference: 19/05522/FUL – the Parish Council and Shropshire Councillor Nick Hignett, both objected to the application. The Planning Officer has not yet published their report giving reasons for agreeing to the application.
- b. To invite the AONB Partnerships Manager to a Planning Committee meeting which discusses any contentious planning applications within the AONB area.

P27.20 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

- a. 21/01428/FUL | Erection of No. 1 additional (six berth) cattery building | Lower Mill Boarding Kennels, Pontesford SY5 0UF

Comment: Pontesbury Parish Council support this application: noting that the Council strongly support the expansion of an existing, well-run business which provides excellent facilities. There will be no impact on neighbouring amenities and little or no impact from increased traffic.

- b. 21/01639/FUL | Residential Development East of the Warehouse, Pontesford Hill, Pontesbury. Erection of one dwelling and installation of package treatment plant.

Comment: Pontesbury Parish Council support this application: although the site is outside the development boundary, this is outweighed by other material planning considerations. It is a brownfield site which already has planning permission. The dwelling is of good design and is part of a development which improves the site.

Pontesbury Parish Council request that the developer includes an electric vehicle charging point within the development.

- c. 21/01756/FUL | Hare & Hounds, Cruckton SY5 8PW | Alterations and extensions in association with the proposed conversion of redundant fire damaged public house to provide four dwellings, construction of new access and driveway with parking area and provision of associated drainage treatment facilities, following demolition of existing outbuildings.

Comment: Pontesbury Parish Council support this application for conversion to residential for the following reasons:

- The fire-damaged building is no longer viable as a pub.
- The site has been an eyesore on the landscape and is currently a magnet for vandalism and ASB.
- The site has sufficient heritage value to merit the building being saved.
- Cruckton has had no open market housing for 20 years.
- The application includes 3 of the 4 current buildings, but does not include the agriculture buildings. Pontesbury Parish Council requests the agriculture buildings are retained and potentially converted into 2-bed dwelling, the Council has concerns about the demolition of the agricultural buildings.

Pontesbury Parish Council supports the proposal to divide the former public house into 4 dwellings.

- The Parish Council would like to see one electric vehicle charging point per property.

Pontesbury Parish Council has reservations about the following matters:

- The proposed ground floor windows in the former pub and maltings building.
- Excessive roof lights in the maltings.
- Lack of landscaping details – the Planning Officer is requested to look closely at the landscaping details and request a landscaping plan, to include planting of hard wood trees.

P28.20 APPLICATIONS FOR TREE PRESERVATION ORDERS (TPOs). No TPO applications were submitted to the meeting.

P29.20 NEIGHBOURHOOD PLAN

Cllr Hodges provided an update from the Neighbourhood Plan Steering Group, reporting that the Steering Group have now had the first input from ATP, Telford Consultants, commenting on the preliminary policies. Also, that a grant application is being submitted for £10,000 to pay the consultants.

P30.20 DATE OF NEXT MEETING

The date of the next meeting is Tuesday 1st June 2021 at 6.30pm, The Pavilion, Hall Bank Road, Pontesbury.