

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
held on 1st June 2021 at 6.30pm in The Pavilion, Pontesbury

PRESENT

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Lewis, Cllr N Hignett, Cllr P Bradbury, Cllr D Jones, Cllr M Trow, Cllr John Pritchard

Members of the public present: None

In attendance: Mr H Thorne, Mr A Marsden – Shropshire Homes
Deputy Clerk, Nicola Young

1.21 Election of Planning Committee Chairman

After a proposal by Cllr Fletcher, seconded by Cllr Pritchard, it was unanimously **RESOLVED to elect Cllr Allan Hodges as Chairman of the Pontesbury Parish Council Planning Committee.**

2.21 Apologies for Absence

Apologies were received from Cllr D Gregory

3.21 Declarations of Interest in Accordance with the Code of Conduct None

4.21 Minutes of Council

4.21.1 After a proposal by Cllr Hignett, seconded by Cllr Lewis, it was **RESOLVED to accept the Minutes of the Planning Committee meeting on 4th May 2021 as a true and accurate record.**

4.21.2 Minutes from previous Planning Committee Zoom meetings on 7th December 2020 and 1st March 2020 were signed by the Chairman.

5.21 Shropshire Homes – Pre-application Discussion

The Chairman welcomed Mr Howard Thorne and Mr Andrew Marsden to the Pontesbury Parish Council Planning Committee.

Background. Shropshire Homes invited Pontesbury Parish Council (PPC) to have an input into the Minsterley Road development. Due to reasons listed below, the PPC decided not to support the application and Shropshire Homes withdrew their application.

PPC Opposition and Public online opinion:

Concern regarding integration with the village with footpaths and design.

Layout needed to be more informal

A greater mix of materials to be used on houses to reflect the edge of Pontesbury village.

The application was submitted when the revised Local Plan had only reached a certain stage – the site was outside the development boundary. The revised SAMDev changed the village boundary and stresses “high quality” design, making reference to character and appearance of village.

Discussion took place regarding the concerns of the Parish Council and Shropshire Homes noted the following:

- More variety of housing and materials used
 - Ie, render/stoneware/variety of treatments
 - Curvature in road
 - Difficult to connect to village due to situation

Cycleway/Footpath. The Chairman requested that Shropshire Homes work with Pontesbury Parish Council and the Cycle Path Climate Emergency Group to prioritise an active pathway through the estate, with a shared pedestrian/cycleway 3m width (or 2.7m width as is the current cycle way), linking with the existing cycleway through middle of estate. There is a stretch of woodland between the existing cycleway and the proposed housing estate, therefore negotiations with the owners of the woodland would need to take place to link the cycleway/footpath. Duly noted by Mr Thorne, who said Shropshire Homes will try to make the footpath wider and cycle friendly.

Roundabout/Pedestrian Crossing. On the current plans Shropshire Homes will install a raised humped roundabout at the entrance to the site which the Shropshire Council (SC) Planning Dept approve. There was debate regarding the installation of a pedestrian crossing rather than a roundabout, Pontesbury Parish Council will seek advice from SC regarding the best way to proceed.

Style of Houses/Materials. The Chairman explained that the Neighbourhood Plan Steering Group noted that from the core of the village, since 1900 infill housing has been built and the planned formal feel of the Minsterley Road site is contrary to what is currently at the core of the village:

- Rather than fencing at housing boundaries, plant hedging.
- Build chimneys on some of the houses
- Build the frontage houses in keeping with the village to give the impression that the estate is part of the village
- Include a variety of windows, including sash
- Include distinctive gables, vertical wood detail as along Minsterley Road already
- Include bungalows

Mr Thorne and Mr Marsden explained:

- Minsterley Road development will have 9 x 4-bedroom houses and the rest will be 2 and 3-bedroom houses.
- Window casement styles can be changed
- Bungalows do not sell well, many of the homes are classed as “lifetime homes” where the property has bigger toilet and kitchen downstairs for wheelchair manoeuvring

Bus Shelter. Request to Shropshire Homes to replace existing bus shelter as part of the planning conditions.

Village Green does not provide much amenity space. Shropshire Homes representatives stated that the amenity space meets with SC planning requirements.

A vote of thanks was given to Mr Thorne and Mr Marsden for attending.

6.21 Public Questions and Comments – No public in attendance.

7.21 Planning Applications

7.21.1 Planning Decisions for Pontesbury Parish Council Area. Planning Decisions made between 26th April 2021 and 31st May 2021 were noted.

7.21.2 Planning Applications for Pontesbury Parish Council Area. The following planning applications were put before Committee and comments and objections agreed as below:

a. 21/01844/OUT – Horseshoes Inn – demolition and build of up to 4 dwellings, OUTLINE planning app

Relevant points for:

- Up to 4 houses in place of a pub
- Houses are within development boundary
- In a sustainable location
- Re-use of an existing site, brownfield site
- Not a listed building

Points against:

- Loss of a public house, although this still leaves two pubs within the village, there is a reduced choice
- Conservation Officer comments are supported by Pontesbury PC, to demolish the existing building and build new houses will emit high carbon emissions than renovating the original property
- The property is a non-designated heritage asset, because of the value to the community

Heritage asset because:

- Evidence of past historic use – although the Conservation Officer states there is insufficient evidence on how valuable the property is as a heritage asset.
- Aesthetic value
- Community value
- Historic value

Therefore, Pontesbury Parish Council OBJECT on the following reasons:

1. The Parish Council has applied for the property to be on the Community Asset Transfer list.
2. The Parish Council supports the comments from the Conservation Officer, namely CS6 and MD2 regarding the local character and carbon emissions.
3. Pontesbury Parish Council regard the public house as a heritage asset but agree with the Conservation Officer that more information is required to be able to value asset.
4. The Parish Council agrees with the Conservation Officer's comments regarding more carbon emissions emitted if demolition and rebuild is carried out. The Parish Council also note that further emissions would be produced as local people would need to get in their vehicles and travel further.
5. The proposed 4 houses is over-development of the site.
6. Density of 4 houses is out of keeping with surrounding properties.
7. The village population is rapidly expanding, with another sizeable (40 houses) development proposed within walking distance of this public house.

b. 21/02191/FUL – The Rowans

SUPPORT – on the basis that the detail and materials are in keeping with an industrial building.

c. 21/02293/FUL – Pool Bank, 4 Pontesbury Hill

SUPPORT – the proposed extension is a modest size in relation to the existing building and very well screened from neighbours.

8.21 Applications for Tree Preservation Orders

a. 21/02198/TPO. The following comments were made under delegated powers and were noted by the Committee:

“Pontesbury Parish Council supports this application. We confirm that tree T1 is dead and request a replacement hardwood tree. The proposed works to T2 and T3 will prevent further encroachment on neighbouring property.”

9.21 Neighbourhood Plan Update

The Neighbourhood Plan is progressing slowly. The Steering Group have written policies which have been to the consultant for comment and to make sure they are legally compliant.

The Chairman requested assistance on identifying open public spaces which are close to or in a community and valued by the community. So far the following spaces have been identified:

- Sports Association Field
- School Green
- Church Close, Cruckton
- Mary Webb Playing Fields

A request was made to consider Linley Avenue. All further requests are to be sent to the Chairman.

The Chairman is pleased to report that the NP has received funding from central Government of £9,000 to assist with developing the Pontesbury Neighbourhood Plan.

10.21 Date of Next Meeting

A request was made that the following item be placed on the Agenda of the next meeting:

“To agree to obtain the freehold of the Pontesbury playground from Shropshire Council”.

The date of the next Planning Committee meeting is Monday 5th July 2021 at 6.30pm in The Pavilion, Hall Bank Road, Pontesbury, SY5 0RF.

Meeting Closed at 8.30pm

Chairman: Date