

# PONTESBURY PARISH COUNCIL

## Meeting of Planning Committee

held on 1<sup>st</sup> November 2021 at 6.30pm in The Pavilion, Pontesbury

### PRESENT

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Lewis, Cllr Michelle Trow, Cllr D Jones, Cllr L Charles, Cllr J Pritchard

Members of the public: 0

In attendance: Deputy Clerk; Cllr Roger Evans

### 57.21 Apologies for Absence

Apologies for absence were received from Cllr David Gregory and Cllr Nick Hignett

**58.21 Declarations of Interest in Accordance with the Code of Conduct** – none received.

### 59.21 Minutes of Council

After a proposal by Cllr Fletcher, seconded by Councillor Pritchard, it was **RESOLVED to accept the Minutes from the Planning Meeting held on 4<sup>th</sup> October 2021 as a true and accurate record.**

**60.21 Public Questions and Comments** – none

### 61.21 Planning Applications

**61.21.1 Planning Decisions for Pontesbury Parish Council Area.** Planning Decisions made up to 31<sup>st</sup> October 2021 were noted.

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

#### Reference: 21/03707/VAR

**OPPOSE** – The design of the garage and room above is too big and too intrusive, as well as being unnecessarily domesticated, which lends itself to becoming an annex in the future. The height of the building interferes with the vista, the building is now so close to the boundary that the outside staircase and balcony impinge on the privacy of the neighbours. Pontesbury Parish Council has serious concerns of retaining the property as an affordable home should the application be granted. We note that in view of the size of the garage, the applicant appears to have changed the western boundary using agricultural land which has enlarged the garden. The Parish Council is completely opposed to this application, and we believe that in light of our comments the applicant needs to take down the garage building and submit an application to build a new garage. Should the Local Planning Authority be minded to approve this application, Pontesbury Parish Council believes it will set a precedent.

**Reference: 21/04757/CPL** – For information only, no comments required.

#### Reference: 21/04930/FUL

**APPROVE** – Pontesbury Parish Council agree that this application is an environmentally friendly solution to slurry management. The parish council suggest that the zinc roof is painted green to reduce the landscape impact.

### 61.21.3 Applications for Tree Preservation Orders.

#### TPO Reference: 21/04970/TCA

**APPROVE** – Pontesbury Parish Council support the application because felling to ground level 1no willow (T1), pruning back from the outbuildings by approx. 25% 1no ash tree (T2) and removing larger lower branch over summer house of 1no ash tree (T3) does not have significant impact on the conservation area.

**TPO Reference: 21/04983/TCA**

**APPROVE** – Pontesbury Parish Council request that the 2no hawthorn trees (T1 and (T2) and 1no ash tree (T3) are removed to hedgerow height and left to regenerate.

**62.21 Planning Appeal**

**Reference: 20/03082/FUL & Appeal Reference: 21/02961/REF**

[comments sent direct to Appeal Office]:

Pontesbury Parish Council understand that the Planning Policy Framework states that a conversion must be of significant character and the building must not include substantial new building to be lived in, but this Council believe that this application is a rare opportunity to add an in-keeping building to the character of the village. We stand by our original comments and support this application, including that this building will add to the local housing stock, and it is important to build an in-keeping property within the character of the conservation area

**63.21 In-house Planning Training**

**DESIGN**

- Good design is an emphasis from central Government.
- Respect the past, but keep an eye on the future – good addition to housing stock and eye on carbon footprint.
- Appropriate local features and materials, especially lintels
- Build beautifully – more acceptable, beautiful environment affects mental health
- Good design to fit in with what's already built
- Important design feature is the windows, they are the eyes of the building
- Relate buildings to each other in a development

7.30pm Cllr Pritchard left the meeting

**64.21 Neighbourhood Plan Update**

The Neighbourhood Plan Working Group will be carrying out a 6-week consultation from the end of November 2021.

**65.21 Date of Next Meeting**

The date of the next Planning Committee meeting is **6<sup>th</sup> December 2022 at 6.30pm in The Pavilion, Hall Bank Road, Pontesbury, SY5 0RF.**

Meeting Closed at 7.32pm

Chairman: ..... Date .....