

# PONTESBURY PARISH COUNCIL

## Meeting of Planning Committee

held on 3<sup>rd</sup> April 2023 in The Pavilion, Pontesbury

### PRESENT:

Cllr A Hodges (Chairman); Cllr D Fletcher; Nick Hignett; Cllr N Lewis; Cllr M Trow; Cllr R Evans; Cllr D Gregory

Members of the Public: 1

In attendance: Nicola Young, Deputy Parish Clerk

PLAN 90.22 **Apologies for Absence:** The Committee accepted apologies from Cllr John Pritchard & Cllr Doug Jones

PLAN 91.22 **Declaration of Interest in Accordance with the Code of Conduct:** Cllr Gregory declared an ordinary interest in items 5.2.c and 5.2.i, as the applicants are known to the Councillor.

PLAN 92.22 **Minutes of the Last Meeting:** After a proposal from Cllr Fletcher, seconded by Cllr Hignett, it was **RESOLVED** that the minutes of the Planning Committee meetings, held on 6<sup>th</sup> March 2023, **be approved and signed as an accurate record.**

### PLAN 93.22 **Public Questions and Comments:**

- 23/00757/FUL – Linley Avenue, proposed cladding. Residents in attendance had purchased their own homes and the application was from Housing Plus. The residents were concerned that one of the semi-detached properties would be clad and the other not as it was privately owned. Cllr Hodges advised that this was a matter for residents as it is not a planning matter. The meeting was advised that the planning application is being withdrawn ‘because residents don’t want to go ahead’.
- 23/00758/FUL – Woodville – caravan pitches. The owner of the site attended the meeting to confirm that the site would be open in the summer months only.
- 23/01126/FUL – Woodville – change of use from garage to self-catering holiday unit. The applicants informed the Planning Committee of their plans.

### PLAN 94.22 **Planning Applications**

PLAN 94.22.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED**. Cllr Hodges informed the meeting that the Quercus Domas appeal had been successful with conditions and requested the Clerk bring the conditions list to the next meeting.

PLAN 94.22.2 **Planning Applications for Pontesbury Parish Council Area:** The Planning Committee considered the applications put before them and made the following decisions:

Planning Reference	Comments
a. 22/05553/FUL Marsley Farm, Habberley	Withdrawn
b. 23/00757/FUL Linley Avenue	Understood to be withdrawn
c. 23/00758/FUL Woodville, 6-pitch caravan site	SUPPORT – Woodville, Pontesford is an excellent location within walking distance of bus stops and local facilities. It is a reasonably secluded spot

	with existing trees and hedges, plus the proposal provides good additional screening and there will be limited landscape impact. The site has a good surface access lane, with staggered arrival and departure times to minimise any traffic problems on the narrow lane. Pontesbury Parish Council wish that the Planners note that the site is a touring site and not residential, and expect that no caravan will stay on the site any longer than 2 months. Pontesbury Parish Council also suggest that a further 3-4 trees are planted on the site to provide future screening.
<b>d. 23/00724/FUL</b> The Ozarks	SUPPORT The Parish Council support the minor amendment which improves the appearance of the building.
<b>e. 23/00978/VAR</b> Residential development east of The Warehouse	SUPPORT – The variation of condition no 2, approved plans, and no 4, foul drainage, will approve the approach to the garage and the change in location of the foul drainage will provide better supervision by the two properties.
<b>f. 23/00940/REM</b> Proposed dwelling south of Breidden Cottage	SUPPORT – This is a well thought-out design which takes its inspiration from neighbouring properties, and should be an adornment to the street scene. The loss of trees should not significantly impact on the character of the plot
<b>g. 23/00946/VAR</b> Proposed development, land off Mount Close	OBJECT - Pontesbury Parish Council will review at the next planning meeting in May 2023. The Variation of Condition No 2 is of concern because the application refers to details in the covering letter, which could not be located within the planning papers.
<b>h. 23/01187/AGR</b> Marsley Farm, Habberley	<b>For information only</b>
<b>i. 23/01126/FUL</b> Woodville, Pontesford – self-catering holiday unit	SUPPORT – This is a well thought-out and well designed application which has strong support from Pontesbury Parish Council. The proposed changes to the external appearance will mean there is no significant landscape impact. The proposed external access provides privacy for both the holiday let and adjacent cottage and the balcony will provide excellent views for holiday makers. The site is adjacent to Pontesford settlement and within walking distance of local facilities. It will meet an established demand for such holiday accommodation.
<b>j. 23/00856/LBC</b> The Red House, Edge	SUPPORT – Pontesbury Parish Council support this application as many of the windows are in a very poor condition and some are not operational. The proposed replacement windows will be in keeping with the age and character of the property.

PLAN 94.22.3 **Applications for Tree Preservation Orders:** none received

PLAN 95.22 **Planning Training:**

- MD5: Sand and Gravel Sites is policy guidance for the supply of steady sand and gravel at 08.2m tonnes per year.
- MD6: Greenbelt is policy guidance which must not conflict with the greenbelt – it relates to limited infill or hubs and clusters which can be developed. Previously developed greenbelt land can be developed for employment & community, affordable housing or rural working accommodation.
- MD7 a & b – Exception Sites to be put on next agenda.

PLAN 96.22 **Neighbourhood Plan.**

The Pontesbury Parish Neighbourhood Plan had a meeting with Shropshire Council regarding the 30+ questions from the examiner. The Working Group have supplied answers. Shropshire Council are unable to meet the examiner's deadline and are looking to provide a response soon.

1953 Cllr Fletcher left the meeting

PLAN 97.22 **Date of Next Meeting.** The date of the next meeting is scheduled for **Tuesday 2<sup>nd</sup> May 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF**, unfortunately some people would be away, therefore an alternative date will be sought.

PLAN 98.22 **Exclusion of Press & Public** After a proposal by Cllr Gregory, seconded by Cllr Trow, it was RESOLVED that, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public are excluded from the meeting for the following business, on the grounds that the information could involve the possible disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of that Act.

PLAN 99.22 **Planning Enforcement** Planning enforcement matters for the parish were duly noted.

**Signed** ..... **Chairman: Cllr Allan Hodges**

**Date:** .....

Meeting closed at 1955