

# PONTESBURY PARISH COUNCIL

## Meeting of Planning Committee

held on 1<sup>st</sup> August 2022 in The Pavilion, Pontesbury

### PRESENT:

Cllr A Hodges (Chairman); Cllr D Fletcher; Cllr N Lewis; Cllr M Trow; Cllr R Evans; Cllr N Hignett; Cllr D Jones; Cllr J Pritchard

Members of the Public: 2

In attendance: Nicola Young, Deputy Parish Clerk

PLAN 24.22 **Apologies for Absence:** Cllr D Gregory

PLAN 25.22 **Declaration of Interest in Accordance with the Code of Conduct:** None received.

PLAN 26.22 **Minutes of the Last Meeting:** After a proposal from Cllr Fletcher, seconded by Cllr Hignett, all in favour, it was **RESOLVED** that the minutes of the Planning Committee meetings, held on 4<sup>th</sup> July 2022, **be approved and signed as an accurate record.**

PLAN 27.22 **Public Questions and Comments:** - After a proposal from Cllr Fletcher, seconded by Cllr Evans, Standing Orders were suspended to take questions and comments from the public:

- a. 22/03229/VAR – owners attended to provide information on the request for a variation; the built house is 14cm higher than stated in original planning application and, although on the same footprint, the property is slightly skewed from the original drawings, but the garage is on the same footprint. There is no regular use of the space for parking any more.

After a proposal from Cllr Hodges, seconded by Cllr Fletcher, it was **RESOLVED** to reinstate Standing Orders.

### PLAN 28.22 **Planning Applications**

PLAN 28.22.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED**.

PLAN 28.22.2 **Planning Applications for Pontesbury Parish Council Area:** The Planning Committee considered the applications put before them and made the following decisions:

Planning Reference	Comments
<b>22/02995/FUL</b> Stable Cottage SY5 0BS	<b>SUPPORT</b> – The double bay garage blends well with the architecture of Stable Cottage. The application involves the demolition of an unsightly building and will be a considerable improvement and aesthetically much more pleasing to view.
<b>22/03036/FUL</b> Hare & Hounds, Cruckton SY5 8PW	<b>OBJECT</b> – Pontesbury Parish Council defer further comment on this application until the requested information from the applicant on Highways observations, have been provided. Currently there is insufficient information provided to enable Pontesbury Parish Council to give a considered opinion.
<b>22/01161/VAR</b>	<b>SUPPORT</b> – Pontesbury Parish Council are pleased to note the careful consideration access has been given, with adequate visibility splay, to provide access & exit for this property.

Proposed dwelling to south of Breidden Cottage	
<b>22/03146/FUL</b>  Proposed dwelling south of Yew Tree Cottage	<b>OBJECT</b> – Pontesbury Parish Council object to this application on the following grounds:  <ol style="list-style-type: none"> <li>1. This Council are not aware of any material concerns which would outweigh the fact that this application is outside the development boundary.</li> <li>2. Any development on the proposed site is likely to adversely affect the iconic view of Pontesford &amp; Earls Hill from the village.</li> <li>3. The proposal to enlarge and strengthen the concrete driveway to Hill Farm would increase usage of an unclassified road. The contractor's vehicles would cause further damage to the edges of a narrow road.</li> <li>4. This Council wholeheartedly agree with comments made by the case officer at planning advice stage.</li> </ol>
<b>22/03184/VRW106</b>  For information only	Pontesbury Parish Council noted that in future, anyone who wishes to buy a shared ownership property will pay less than 25 per cent of market price.
<b>22/03229/VAR</b>  The Firs, 4 Pontesford Hill	<b>SUPPORT</b> – Pontesbury Parish Council appreciate that as a miscalculation during the building process, the plans were not strictly adhered to. However, completion of the building in relation to approved plans will not make a significant difference in terms of appearance of the building or impact on the landscape.  The retention of the large tree at the entrance to the property, along with maturing new trees at the side of the building, and high hedge in front, will provide adequate screening in the fullness of time.
<b>22/03286/FUL</b>  Greenacre, Malehurst  1 x abstention	<b>SUPPORT</b> – Pontesbury Parish Council support this application with the following comments:  <ol style="list-style-type: none"> <li>1. The property is much in need of investment and modernising. The proposed first floor extension and remodelling of existing bungalow to provide modernised accommodation will result in much improved appearance of the property.</li> <li>2. There is no impact on neighbouring properties.</li> <li>3. The garden is large enough to cope with the size of the extension.</li> <li>4. The property is in the shadow of existing farm buildings, therefore an increase in height of the building is acceptable and fits in with the surrounding area.</li> <li>5. The proposed extension has a similar roof pitch to the neighbouring farmhouse.</li> <li>6. This Council note with approval the timber tracery and porch.</li> </ol>
<b>22/03150/AMP</b>  Amendments to planning permission 21/03660/FUL	Pontesbury Parish Council note the changes made to plans for Chesterton and Malpas properties. This Council note the changes.

PLAN 28.22.3 **Applications for Tree Preservation Orders:** None received.

PLAN 29.22 **Police Crime Commissioner Survey**

Due to the deadline for returns, the Planning Committee were requested to provide feedback for the PCC Survey. The Survey was duly completed and the Deputy Clerk will draft a covering email to accompany the return survey, due to the lack of ability to include comments regarding each area of the parish and the ambiguity of the some of the questions.

PLAN 30.22 **Planning Training:** The Chairman provided copies of the relevant part of the Pontesbury Neighbourhood Plan regarding the impact of development on landscape and the character of the village.

2025 Cllr Hignett left the meeting

22.22 **Neighbourhood Plan.** The Neighbourhood Plan Group are awaiting a response from Shropshire Council and cannot make any progress until this has been received.

23.22 **Date of Next Meeting.** The date of the next meeting is **Monday 5<sup>th</sup> September 2022 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

**Signed** .....

**Chairman: Cllr Allan Hodges**

**Date:** .....

Meeting closed at 20.32pm