

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee

held on 7th August 2023 in The Pavilion, Pontesbury

PRESENT:

Councillors: A Hodges, D Fletcher, M Trow, A Brookes, D Jones, D Gregory, R Evans, N Lewis and N Hignett

Members of the Public: 0

In attendance: Nicola Young, Deputy Parish Clerk

PLAN 22.23 **Apologies for Absence:** none received

PLAN 23.23 **Declaration of Interest in Accordance with the Code of Conduct:** none received

PLAN 24.23 **Minutes of the Last Meeting:** After a proposal from Cllr Fletcher, seconded by Cllr Trow, it was **RESOLVED** that the minutes of the Planning Committee meetings, held on 3rd July 2023, **be approved and signed as an accurate record.**

PLAN 25.23 **Public Questions and Comments:** no member of the public present

PLAN 26.23 **Planning Applications**

PLAN 26.23.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED.**

PLAN 26.23.2 **Planning Applications for Pontesbury Parish Council Area:** The Planning Committee considered the applications put before them and made the following decisions:

Planning Reference	Comments
Planning Applications for Pontesbury Parish Council Area	
23/02670/FUL – Brook Vessons Farm	SUPPORT – Pontesbury Parish Council is pleased to support this planning application. It is a well thought-out scheme in terms of retention of historic features and enabling the history of the building to be read clearly. The suggested materials will relate well to the other farmstead buildings and we agree with the Conservation Officer's comments regarding the position of the extension on the opposite site to the granary steps. The design is of high quality as befits its position in an Area of Outstanding Natural Beauty.
23/02822/FUL – 5 St Anne's Way	SUPPORT – Pontesbury Parish Council support this modest sized extension and the use of matching materials, which will fit in with the existing house and character of the estate. There is no significant amenity impact on the neighbours.
23/02948/VRW106 – residential land north of Minsterley Road	For information only
23/03009/VAR Old Smelting Works	SUPPORT – Pontesbury Parish Council support this application for safety reasons. The revised plans will not make a significant difference to the overall appearance of the development.
23/03066/FUL – 4 Brook Road	SUPPORT – Given the slope and height of the neighbouring house, the visual impact of the dormer will be greatly reduced and the neighbour's amenity should not be significantly impacted

	by the applicant's proposed bedroom window as it will look out onto a blank wall.
23/03101/FUL – Meadow Ridge	SUPPORT – a well-designed garden room which will fit in better with the existing building than the current conservatory. The planned garden room will maximise views of Pontesbury Hill, such views are an important part of the character of the village.

PLAN 26.23.3 **Tree Preservation Orders** – none received.

PLAN 27.23 **Planning Training:** Permitted Development Rights is the right to improve your house without applying for planning permission. The rights are restricted for Listed Buildings, Conservation Areas with an Article 4, AONB and national parks. The Rights are steadily being expanded to assist the national building programme. Central Government have a consultation on Permitted Development Rights running until 23rd September on Change of Use and Changes to the Right for Agricultural Buildings. Request that the Consultation be placed on the 4th September Planning Committee meeting agenda. If you are asked about Permitted Development Rights, please point people in the direction of Shropshire Council Planning Department in the first instance.

PLAN 28.23 **Neighbourhood Plan.**

The Pontesbury Parish Neighbourhood Plan was approved by Shropshire Council Cabinet and is going to Referendum on 7th September 2023. Government rules state that Parish Council resources and the promotion of the NP by the Parish Council or Councillors is not permitted. Shropshire Council have now included the correct copy of the parish map within the Neighbourhood Plan.

PLAN 29.23 **Date of Next Meeting.** The date of the next meeting is scheduled for **Monday 4th September 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

Signed
Chairman: Cllr Allan Hodges

Date:

Meeting closed at 1930