

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee

held on 6th December 2021 in The Pavilion, Pontesbury

PRESENT:

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

Members of the Public: 2

66.21 **Apologies for Absence:** Councillor D Jones and Councillor D Gregory tendered their apologies for this meeting.

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

68.21 **Minutes of the Last Meeting:** After a proposal by Cllr Fletcher, seconded by Cllr Pritchard, it was unanimously RESOLVED to accept the minutes from the Planning Committee meeting held on 1st November 2021 as an accurate record of the meeting.

69.21 **Public Questions and Comments:**

One member of the public rose to speak about planning application 21/05072/OUT, giving their comments as follows:

- The proposed site is in an AONB
- The application has previously been refused by Shropshire Council and the Ombudsman
- The proposed building will be built on solid rock and, as such, there is worry that there will be damage to neighbouring property's foundations, the installation of additional drainage and sewerage and more traffic.

70.21 **Single Plot Exception (SPE)**

In line with Shropshire Council Single Plot Exception Site policy, Pontesbury Parish Council Planning Committee confirm that Mr Richard Hamer meets the criteria for strong local connection and will accordingly complete the form and submit to Shropshire Council.

71.21 **Planning Applications**

71.21.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were noted.

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

71.21.2.1 **21/05072/OUT**

OPPOSE: Pontesbury Parish Council have concerns that building the property in the situation indicated will affect the stability of neighbouring properties, especially as the properties are built on solid rock. Also, the position of the house will cause serious highway issues, due to the narrowness of the highway outside the site, it is felt that construction traffic will have difficulty parking, causing obstruction to vehicles by-passing the site. Pontesbury Parish Council also consider this application causes over-development of the site and, although the proposed property is within the development boundary, Pontesbury Parish Council well on target to reach its development allocation.

71.21.2.2 & 3 **21/05089/FUL & 21/05090/LBC**

OPPOSE: Pontesbury Parish Council oppose the proposed renovation of an existing Grade II listed dwelling. Plealey village is a conservation area and Pontesbury Parish Council are unable to support due to the size of the proposed amenity space / bat roost. The size of this space is disproportionate to the Grade II listed building and affects the setting of the building.

71.21.2.4 21/05006/FUL

SUPPORT: The parish of Pontesbury does not have many watered areas and the proposed wildlife pond is well designed. The Parish Council consider that this new pond will be significant for great crested newts and good for the environment. The wildlife pond fits in with conservation and will assist with flooding.

71.21.2.5 21/05156/FUL

SUPPORT: The parish of Pontesbury does not have many watered areas and the proposed wildlife pond is a welcome feature. The Parish Council consider that this new pond will be good for the environment and will assist with potential flooding.

71.21.2.6 21/05390/FUL

OPPOSE: Pontesbury Parish Council is unable to support this application for an affordable dwelling. The additional and 4th vehicular access onto the highway from this hub of buildings; the fact that the proposed building site will have an adverse effect on the vista adjacent to a conservation area; and that the design pays insufficient detail to local architectural detail and boundary treatment; are the concerns of this Council.

71.21.2.7 21/05383/FUL

SUPPORT: Pontesbury Parish Council support this application for a stabling tack room, fodder store and horse trailer because it does not have significant impact on the landscape and the size is appropriate for the site and intended use.

71.21.2.8 21/05167/FUL

SUPPORT: Pontesbury Parish Council support this application to erect an agricultural building to be used as a calving shed and agricultural machinery and fodder store. This Council consider that the proposed building will have small impact on the landscape as it is a functional building which fits well into the existing complex of farm buildings.

71.21.3 Applications for Tree Preservation Orders:

71.21.3.1 21/05479/TPO

SUPPORT: Pontesbury Parish Council support the proposed reduction by 20% and reshape as part of the retrenchment and long-term maintenance of 1no Oak. This work will provide much needed maintenance and necessary long-term management of this tree.

72.21 **Planning Training:** Cllr Hodges talked about the need for good design, which is, in essence, fitting in with the surroundings. When assessing planning applications, it is valuable to be aware of the existing balance of design in the location.

73.21 **Neighbourhood Plan.** Cllr Hodges reported that each house in the parish will receive a 12 page summary document in January 2022.

74.21 **Date of Next Meeting.** The date of the next meeting is **Tuesday 4th January 2022 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**