

# PONTESBURY PARISH COUNCIL

## Meeting of Planning Committee

held on 5<sup>th</sup> December 2022 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 Jones;

Members of the Public: 5

In attendance: Nicola Young, Deputy Parish Clerk

**PLAN 61.22 Apologies for Absence:** The Committee accepted apologies from Cllr D Gregory and Cllr John Pritchard.

**PLAN 62.22 Declaration of Interest in Accordance with the Code of Conduct:** Cllr N Hignett declared an interest for items 6.2 sub para b. & c. on the Agenda – planning applications 22/04631/FUL & 22/04632/LBC.

**PLAN 63.22 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 7<sup>th</sup> November 2022, **be approved and signed as an accurate record.**

**PLAN 64.22 Public Questions and Comments:** None received

**PLAN 65.22 22/05036/FUL The Waterfall, Malehurst, Minsterley SY5 0BX** The Agent had not arrived so the matter was deferred to later in the meeting, when she outlined the family circumstances which resulted in this application.

### PLAN 66.22 Planning Applications

**PLAN 66.22.1 Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED**.

**PLAN 66.22.2 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>22/05036/FUL</b>	SUPPORT – The Parish Council is minded to support this application, although in open countryside. On balance the Parish Council feels that the benefits of this application outweigh the fact that it is outside the development boundary. The site has long-established residential use and the house replacing a caravan will be a visual improvement, but we would like to see some small changes in design so that it fits in better with the local built environment. The landscaping of the site will bring visual and ecological benefits, but the application requires a detailed soft-landscape plan. The proposed dwelling will meet the specific housing needs of the family, especially the disabled child. The Parish Council propose the existing access be stopped-up and the new access adopted. It is not an isolated dwelling, but one of a scattering of 6 houses. Although flooding of the site is unlikely, we recommend that the floor be raised by 150mm.
<b>22/04631/FUL</b>	SUPPORT – The Parish Council support this application because the proposed changes enhance both the interior and exterior of the building, bringing facilities up to date without significantly altering the character of the building.

<b>22/04632/LBC</b>	SUPPORT – The proposed changes do not significantly impact the adjoining listed building.
<b>22/05131/FUL</b>	SUPPORT – The Parish Council raises no objections, but notes that the extension is in open countryside where new development would not normally be permitted. If this application is accepted by Shropshire Council, then the Parish Council wish it to be strongly noted that the extension should always be an annexe and never sold as a separate dwelling.
<b>22/05217/FUL</b>	SUPPORT –The Parish Council supports this application in its entirety as it is well screened to minimise landscape impact and should maintain distant views from the access and footpath. The design details reflect local character although a lower dormer design for the affordable dwellings might reduce landscape impact. The site is part of Pontesbury village.
<b>22/05237/FUL</b>	SUPPORT – The Parish Council strongly supports this application as it provides a much needed facility for key workers on a site which has ample parking.
<b>22/05336/CPE</b>	SUPPORT – The Parish Council support this application and confirm that the site has been in garden use for 10 plus years.

PLAN 66.22.3 **Applications for Tree Preservation Orders:** none received

PLAN 67.22 **Planning Training:** Committee members were requested to give thought to planning training items and to propose any new topics at the next meeting.

PLAN 68.22 **Neighbourhood Plan.**

Cllr Hodges reminded Committee members that the Neighbourhood Plan we well into the 6-week consultation run by Shropshire Council and that this would soon be coming to an end.

PLAN 69.22 **Date of Next Meeting.** The date of the next meeting is **Tuesday 3<sup>rd</sup> January 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

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

**Date:** .....

Meeting closed at 2022