

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee

held on 7th February 2022 in The Pavilion, Pontesbury

PRESENT:

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

Members of the Public: 4

85.21 **Apologies for Absence:** Cllr D Gregory

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

87.21 **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 4th January 2022 as an accurate record of the meeting.

88.21 Public Questions and Comments:

Neighbours of Planning Application 21/05853/FUL had attended the meeting to raise their objection to this application to the Parish Council.

Comments:

- The request for planning permission adds another storey to the property, and neighbours have concerns regarding the overall height of the property being 8m, especially as this will diminish light in neighbouring properties.
- The proposed gable end is too large, the openings look into neighbouring properties in the quarry below. The windows are within the 20m approved distance.
- This property will stand out in an AONB.
- Only access to this property is via a public footpath.
- Should permission be granted, neighbours wish that developers only proceed with a development management plan to manage the size of the building.
- The proposed property is overbearing for the site and request height of proposed property is reduced.

89.21 Planning Applications

89.21.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were noted and the Committee were informed that application number 21/05390/FUL had been withdrawn because the 2 sites had been discussed with planning officers. The agent is going back to the planning officer and will submit a revised application.

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

22/00088/AGR	Pontesbury Parish Council note that this development requires a full application.
21/02463/FUL Reconsultation due to an amendment on application	SUPPORT – there was originally a lack of provision for manoeuvring to assist with access and exit from the site. This has now be improved by the provision of a permeable gravel hammerhead and will improve highway safety.
21/05853/FUL	OPPOSE – Pontesbury Parish Council oppose this application for the following reasons: <ul style="list-style-type: none">• The development will have a significant adverse impact on the amenity of neighbouring properties.

	<ul style="list-style-type: none"> • The extension is overbearing and <ul style="list-style-type: none"> ○ will block out a lot of the neighbouring properties' natural light; ○ will impinge on the privacy of neighbours; ○ the distance between habitable rooms is 19m where guidance states 22m minimum distance; ○ there is particular concern regarding the proposed large windows on the gable end. • The size and mass of the proposed development is out of keeping with the existing character of building – bungalow. • Its elevated position means that visual amenity is adversely affected in views both from the AONB and neighbouring footpaths/bridleway. • In view of the difficult access to the site, it is very important to have a Development Management Plan, which takes into account the very real concerns of neighbours. <p>Pontesbury Parish Council considers that it the application does not constitute a sustainable development in view of its environmental impact and its reduction in the number of small houses in this countryside location.</p>
<p>21/03660/FUL</p> <p>Proposed residential development land to North of Minsterley Road</p>	<p>Pontesbury Parish Council stand by the comments it made previously.</p> <p>We strongly maintain support for the pelican crossing, rather than a mini roundabout. This road links with the dedicated path and cycleway from Minsterley to Pontesbury, which is the designated path to Mary Webb School from the south west. The Pontesbury/Minsterley cycle way/footpath ends at the point of the new development, which will have a future increase in the number of active travellers crossing the road at the entrance.</p> <p>The Parish Council support the build of 3 x new affordable homes and also the measures being taken to use sustainable energy which in turn reduces the carbon footprint of the dwellings.</p> <p>Pontesbury PC support Shropshire Council Highway comments that the footpath needs to maintain the same width throughout.</p> <p>We also support Shropshire Council's comments that there is insufficient open space provision.</p> <p>This Parish Council is unhappy about the installation of panel fencing on the western boundary, adjacent to the wooded area. Hedging / wiring fencing is more appropriate to its edge of countryside location, rather than fence panels and that the hedging is either hawthorn, maple, but certainly not laurel.</p> <p>Pontesbury Parish Council recommend that an agreement is reached with the developers in that the pelican crossing is installed once the site reaches 75% occupancy.</p>

89.21.3 Applications for Tree Preservation Orders:

22/00240/TPO	SUPPORT Pontesbury Parish Council support the work required following recommendations for safety and long-term maintenance.
22/00359/TPO	SUPPORT the pollarding of this tree, as it is vital maintenance work that needs doing to maintain the only tree left from the old Manor Orchard.
22/00357/TPO	SUPPORT the crown reduction which is needed on this tree.

90.21 **Planning Training:** deferred.

81.21 **Neighbourhood Plan.** The Regulation 14 draft is ready to go to the printers and a summary will be included in the March newsletter, inserted in the middle pages.

82.21 **Date of Next Meeting.** The date of the next meeting is **Monday 7th March 2022 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

83.21 **Exclusion of Press & Public.** After a proposal by Cllr D Fletcher, seconded by Cllr N Hignett, it was RESOLVED that in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting of the following business, on the grounds that it would involve the possible disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of that Act.

84.21 **Planning Enforcement** – Committee members received and noted a planning enforcement matter raised on 5th January 2022.

Signed

Chairman: Cllr Allan Hodges

Date:

Meeting closed at 1930