

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee held on 6th February 2023 in The Pavilion, Pontesbury

PRESENT:

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

Members of the Public: 1

In attendance: Nicola Young, Deputy Parish Clerk

PLAN 70.22 **Apologies for Absence:** The Committee accepted apologies from Cllr D Gregory, Cllr John Pritchard and Cllr Doug Jones.

PLAN 71.22 **Declaration of Interest in Accordance with the Code of Conduct:** None received.

PLAN 72.22 **Minutes of the Last Meeting:** After a proposal from Cllr Fletcher, seconded by Cllr Lewis, it was **RESOLVED** that the minutes of the Planning Committee meetings, held on 5th December 2022, **be approved and signed as an accurate record.**

PLAN 73.22 **Public Questions and Comments:**

The applicant was present for Application 22/05579/FUL, Bank House, Hinwood. He explained that the current property on the plot had a bad case of subsidence and was in a poor state of repair. The plan was to demolish this property and build a new brick residential property, slightly turning the property to face south, to take advantage of the views of the local hills. He went onto explain that the brick building adjacent to the road would be retained.

PLAN 74.22 **Planning Applications**

PLAN 74.22.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED**.

PLAN 74.22.2 **Planning Applications for Pontesbury Parish Council Area:** The Planning Committee considered the applications put before them and made the following decisions:

Planning Reference	Comments
23/00016/VAR	Land off Mount Close – reword approval so works can be done to improve access to site BEFORE remedial works. SUPPORT in order to facilitate completion of remedial works.
22/05722/FUL	Shropshire Homes have withdrawn application – noted.
22/05725/FUL	SUPPORT for necessary storage and as surrounded by larger existing buildings it will not make significant impact on the landscape.
22/05579/FUL	SUPPORT for 2 main reasons: <ol style="list-style-type: none">1. The current building is of low heritage value, partly as a result of years of neglect and poor maintenance, and the current building has a poor carbon footprint. It is therefore more realistic to replace the property rather than repair the current building.2. Pontesbury Parish Council broadly support the design, which will improve the outlook and light from the rear, but

	<p>suggest that the external appearance consists of a type of brick which reflects the history of the property. Also, that some attention is given to the window detailing to better reflect the history of the building, eg, some horizontal glazing bars. The parish council strongly support the Conservation Officer's desire to retain the brick building fronting onto the road, which has good heritage value, having been a stables and smithy and also contributes to the character and history of the plot.</p>
22/05553/FUL	<p>OPPOSE:</p> <ol style="list-style-type: none"> 1. The proposed development will not sit well in the landscape, being more prominent than the existing farmhouse. 2. Excessive glazing is out of character with existing buildings. 3. The proposed design of the farmhouse will not sit well within the remaining courtyard buildings.
23/00026/VAR	<p>SUPPORT</p> <p>Pontesbury Parish Council agree with the Ecology Officer that the relevant report should be provided to confirm compliance with measures to protect dormice before occupation of the building.</p>
23/00319/FUL	<p>SUPPORT</p> <p>Pontesbury Parish Council support this application as the large existing building will minimise the impact of the extension which is not particularly aesthetically pleasing.</p>

PLAN 74.22.3 **Applications for Tree Preservation Orders:** none received

PLAN 74.22.4 **Planning Contravention** 18/04723/FUL Alterations to existing annex to form living accommodation, and erection of a log store to aid existing biomass boiler - possible contravention of planning approval for Romney House, Pound lane. The building must be built in line with planning conditions, which stated no windows, and the log store has 3 windows. Planning was agreed for one floor and the building has stairs. The gable length is bigger than shown on the plans Plans were for a brick-clad building, no windows, to be used as a log store only. After a proposal from Cllr Hodges, seconded by Cllr Evans, it was **RESOLVED** to pass the matter onto Shropshire Council Planning Enforcement Team.

PLAN 75.22 **Planning Training:** Levelling-up and Regeneration Bill: reforms to national planning Policy information sheet had been distributed to Committee members. A few items of note are:

- Digitalisation of the planning process
- CIL payments and use
- More input for Shropshire Council and Parish Councils
- New design codes
- Strengthens the Neighbourhood Plans
- Prevents 'free-for-all' development if no 5-year land supply

PLAN 76.22 **Neighbourhood Plan.**

Cllr Hodges reported that Shropshire Council have reached the stage that they are proposing to hand over the Pontesbury Parish Neighbourhood Plan to the Planning

Inspector. There had been little response to the Shropshire Council consultation. The Planning Inspector is called Tony Barton.

PLAN 77.22 **Date of Next Meeting.** The date of the next meeting is **Monday 6th March 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

PLAN 78.22 **Exclusion of Press & Public** After a proposal by Cllr Evans, seconded by Cllr Fletcher. It was RESOLVED that, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public are excluded from the meeting for the following business, on the grounds that the information could involve the possible disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of that Act.

PLAN 79.22 **Planning Enforcement** Planning enforcement matters for the parish were duly noted.

Signed **Chairman: Cllr Allan Hodges**

Date:

Meeting closed at 2000