

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee

held on 4th January 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 Gregory

Members of the Public: 0

75.21 **Apologies for Absence:** Councillor D Jones and Councillor L Charles (work commitment) tendered their apologies for this meeting.

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

77.21 **Minutes of the Last Meeting:** After a proposal by Cllr Fletcher, seconded by Cllr Hignett, it was unanimously RESOLVED to accept the minutes from the Planning Committee meeting held on 6th December 2021 as an accurate record of the meeting.

78.21 **Public Questions and Comments:** None

79.21 Planning Applications

79.21.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were noted and the Committee were informed that application number 21/03882/FUL, Quercus Domus, is going to appeal and there may be 6-months wait for the outcome of the appeal.

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

79.21.2.1 21/05546/FUL – Rose Cottage

SUPPORT – The property is in need of updating and the proposed extension will be a significant improvement on the living accommodation. The Parish Council shares the concern of the neighbour that the window in the extension may significantly affect their privacy.

79.21.2.2 21/05579/FUL – Penlee

SUPPORT – The application is a well-thought-out design to modernise the property and takes advantage of the sizeable plot. The proposal to render is in keeping with neighbouring properties.

79.21.2.3 21/05672/FUL – Lingholm

SUPPORT – The design of the proposed extension blends in well with the existing building and the size of the garden means there is no impact on the neighbours.

79.21.2.4 21/05781/FUL – Ashdale

OPPOSE – The Parish Council have grave concerns regarding the impact on the countryside of this proposed visitor accommodation. The Parish Council feel that the proposed cabin is in an isolated position. This Council has concerns regarding the impact on the existing culverted watercourse – the pre application decision letter dated 8th Feb. 2021, reference no. is PREAPP/ 20/00596, states that there should be a 6m easement along the watercourse and that no building must be built within this 6m easement. Local knowledge confirms that this watercourse floods in heavy rain.

For information only but noting that the applicant is a fellow Parish Councillor.

79.21.3 **Applications for Tree Preservation Orders:** None received.

80.21 **Planning Training:** Cllr Hodges highlighted a lesson to be learnt regarding development boundaries.

- An application for 150 homes to be built south of Meole Brace was refused by Shropshire Council, because the application was contrary to the Local Plan and outside the development boundary.
- An appeal by the applicant was lodged which was successful.
- The Inspector concluded that the beneficial part of the development, greater choice of homes, more affordable houses, and the contribution of 150 houses to the Local Plan, outweighed that the site was outside the development boundary. The Inspector stated that limited weight could be given to the Local Plan when weighing up the positive and negative comments.
- The Inspector went on to state that Shropshire was not doing enough over the years to identify affordable homes and that the need for affordable homes should be considered for the wider Shropshire area.
- Planning decisions are policy-led, and the Inspector stated that officer decisions are finely balanced, the matter is subjective, no matter how objective we try to be.

81.21 **Neighbourhood Plan.** Cllr Hodges reported that an update to the plan was being made and the NP Working Group would be going out for quotes to print the statutory 6-week consultation within the parish.

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

83.21 **Exclusion of Press & Public.** After a proposal by Cllr A Hodges, seconded by Cllr J Pritchard, 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 planning enforcement matters raised on 22nd and 23rd December 2021.

Signed

Chairman: Cllr Allan Hodges

Date:

Meeting closed at 1930