

# PONTESBURY PARISH COUNCIL

## Meeting of Planning Committee

held on 3<sup>rd</sup> July 2023 in The Pavilion, Pontesbury

### PRESENT:

Councillors: A Brookes, M Trow, D Fletcher, A Hodges (Chairman), N Hignett, N Lewis, D Jones, R Evans and D Gregory

Members of the Public: 0

In attendance: Nicola Young, Deputy Parish Clerk

### PLAN 14.23 Apologies for Absence:

PLAN 15.23 **Declaration of Interest in Accordance with the Code of Conduct:** Cllr Hignett reported that he would be giving a report on Planning Application 23/02219/FUL to the Shropshire Council Southern Planning Committee, which may change depending upon discussions at the Planning Committee meeting.

PLAN 16.23 **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 5<sup>th</sup> June 2023, **be approved and signed as an accurate record**, with the addition of the following sentence at item PLAN 04.23: "Concern was raised regarding the height of the roofline for the open market housing."

PLAN 17.23 **Public Questions and Comments:** no member of the public present

### PLAN 18.23 Planning Applications

PLAN 18.23.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED**. The Chairman reported that Application 23/01487/FUL had been withdrawn, because planning approval was not required to convert a swimming pool.

PLAN 18.23.2 **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>Planning Applications for Pontesbury Parish Council Area</b>	
a. 23/02204/FUL – 2 Plealey Farm	<b>SUPPORT</b> – this application will meet a well-defined need. The plot is big enough to take the extension and there is no significant impact on neighbours.
b. 23/02219/FUL – Quercus Domus	<b>OPPOSE</b> – Pontesbury Parish Council oppose this application because in several incidences the information presented is incorrect or misleading, particularly with regard to the position of the proposed entrance, which is sited West of the existing entrance, therefore this is in essence a new access. The application is also retrospective, in that the agricultural land is already in use as a garden amenity area, currently there is a wooden boundary fence which is not shown on the plan. The proposed access is on a dangerous bend, a most dangerous location. Visibility splays as stated are incorrect. There is currently a safe existing access off Pound Lane and there appears to be no good reason to have a second access on a dangerous road.

	The Parish Council are opposed to the extension of the garden into good agricultural land, such an extension would be contrary to the emerging Neighbourhood Plan.
<b>c. 23/02246/FUL – 2 The Pines</b>	<b>SUPPORT</b> – This is well-designed single-storey extension which does not overlook any other properties and leaves sufficient space in the garden.
<b>d. 23/02280/FUL – Plot 2 south of Breidden Cottage</b>	<b>SUPPORT</b> – The property is well-designed and well screened. Pontesbury Parish Council strongly support the recommendations made by the Highways officer.
<b>e. 23/02583/FUL – Curlews, Rosemary Way</b>	<b>SUPPORT</b> – The proposed works will have no significant landscape impact, nor impact on neighbouring properties.

PLAN 19.23 **Planning Training:** The Deputy Clerk was asked to send the NPPF planning abbreviations list to Cllr Brookes and copy in all Committee members to refresh memories. Committee members were also asked to refresh their memories about the Neighbourhood Plan.

1922 Cllr Evans left the meeting

PLAN 20.23 **Neighbourhood Plan.**

The Chairman stated that he had received confirmation that Shropshire Council had made the amendments requested by the External Examiner and the Pontesbury Neighbourhood Plan will be put before Cabinet on 19<sup>th</sup> July with the Referendum date proposed as 7<sup>th</sup> September, between 0630 & 2300 in the Public Hall, Pontesbury.

The Deputy Clerk was requested to ask if there were any other Polling Stations.

All Committee members were requested to remind people that they can register for postal votes.

PLAN 21.23 **Date of Next Meeting.** The date of the next meeting is scheduled for **Monday 7<sup>th</sup> August 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

Signed .....

**Chairman: Cllr Allan Hodges**

Date: .....

Meeting closed at 1930