

# PONTESBURY PARISH COUNCIL

## Meeting of Planning Committee

held on 6<sup>th</sup> June 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 D Gregory; Cllr N Hignett; Cllr D Jones

Members of the Public: 8

- 1.22 **Election of Chairman** After a proposal from Cllr Fletcher, seconded by Cllr Pritchard, it was unanimously agreed that Cllr Allan Hodges be elected as Chairman of the Planning Committee.
- 2.22 **Election of Vice Chairman** was deferred to the next meeting.
- 3.22 **Apologies for Absence:** None received.
- 4.22 **Declaration of Interest in Accordance with the Code of Conduct:** None received.
- 5.22 **Minutes of the Last Meeting:** Agreement of the minutes from the May 2022 Planning Committee meeting were deferred to the next meeting.
- 6.22 **Public Questions and Comments:**  
**22/01501/FUL** – member of public was objecting to this application on the following grounds:
- On a flood plain
  - There is no habitat survey, yet there is woodland on the site and connectivity to the watercourse
  - There is no mains sewage on the site
  - Access is not suitable for caravans
- 22/01975/FUL** – family representing an affordable home application
- The resubmitted application has taken into account the Parish Council's suggestions
  - The proposed development is outside the conservation area
- 7.22 **Shropshire Council Draft Housing Allocation Policy- Request for Comments**  
Cllr Hodges and Cllr Fletcher would meet, with Cllrs Hignett and Evans if available, to provide comment to this draft policy. A verbal report will be given to full Council.
- 8.22 **Planning Applications**
- 8.22.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly noted.
- 8.22.2 **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>22/02016/CPL – 4 Brookmoors</b>	For information only
<b>22/01817/CPL – 13 Brook Road</b>	For information only
<b>22/02122/HHE – 15 Ashford Avenue</b>	Noted, no objection
<b>22/01900/FUL – Mary Webb School</b>	<b>SUPPORT</b> – In view of the expanding pupil population at Mary Webb School, Pontesbury Parish Council support this application. The building will be well-screened by the existing school building.

<p><b>22/01501/FUL – Brook View</b></p>	<p><b>OPPOSE</b> – Pontesbury Parish Council opposes this application because the wording of the application is misleading; it is based on an apparently false premise; it lacks an ecology assessment and is contrary to policy CS5 regarding development in open countryside.</p> <p>Contrary to the wording of the application it is to regularise an existing tourer caravan and to site an additional mobile home/lodge.</p> <p>It would not be true to state that the site was occupied from 2017, but rather than within the last 12 months. On-site planning permission relates to the adjoining plot in separate ownership, not to the applicant’s site. The nearby watercourses, trees and hedges on or around the site require an ecological assessment. The extent of the recently installed high fencing may require some green screening to safeguard the character of the landscape.</p> <p>If there is no proven occupation of the plot, then it requires a new application to conform with policy CS5 which will include confirmation that the applicant has a strong local connection – no request has been received by the Parish Council. Policy CS5 also requires a site near to a settlement, which this is not. The site is prone to flooding – if not from watercourses, it is from surface water. There is no mains sewer nearby.</p>
<p><b>22/01975/FUL – SPE east of Eastridge Farm</b></p>	<p><b>SUPPORT</b> – Pontesbury Parish Council is now able to support this revised application in view of the amendments made to the previous application.</p> <p>The design has been improved to reflect better local character – dormer windows added, changes to fenestration [glazing bars, sills and lintels], stone detailing and boundary wall in stone. The repositioning of the house, changed shape and reduction in size of plot will make the development less obtrusive. The proposed stone boundary wall will enhance rather than detract from the very well screened listed Habberley Hall.</p> <p>The proposed landscaping should ensure that the development will fit in with neighbouring properties and immediate landscape character.</p> <p>The concerns of the Conservation Officer regarding a safeguarded view from the edge of the conservation area and retention of large open fields have been addressed: the development is within a large field but occupies a small part of it and the angle of the protected view indicates that passers-by will still enjoy a largely uninterrupted view of Earl’s Hill when the proposed landscaping matures, the view of the edge of the conservation area from the Pontesbury road will not change significantly in character.</p> <p>In summary, the application, whilst not in the conservation area, has endeavoured to respect local character and comply with the policy requirements of the conservation appraisal, which notes that the character of the area’s buildings has changed several times over the centuries.</p>
<p><b>22/02037/FUL – The Ozarks</b></p>	<p><b>SUPPORT</b> – Pontesbury Parish Council support this application to erect a shed following demolition of the existing storage sheds. The new shed is well designed, will improve the appearance on site and has no significant impact on neighbouring amenities.</p>

8.22.3 Applications for Tree Preservation Orders: None received.

8.22.4 Appeal:

<b>APPEALS – 21/03707/VAR – Quercus Domas</b>	<b>OBJECT</b> – Pontesbury Parish Council object to the appeal by the owners of Quercus Domas to allow for amendments to the existing garage. It will make additional comments to the appeal inspector based on those observations made which are relevant to the appeal.  Observations made were:: <ul style="list-style-type: none"><li>• Local people want to maintain the countryside gap between the villages of Hanwood and Cruckmeole.</li><li>• The garage was build in a different position and character in relation to the original design.</li><li>• Shropshire Council Planning Authority agreed with this parish council's comments.</li><li>• The Planning Inspector stated that Condition 10 should be removed, which said that additional accommodation over the garage could not be built.</li><li>• The garage has an unacceptable visual impact on the area contrary to policies CS6 and MD2.</li><li>• Such a variation to the original application adversely affects the amenity of the neighbours.</li><li>• Shropshire Council Planning Enforcement issued warnings regarding the additional accommodation over the garage, but the construction recommenced and was completed.</li><li>• Pontesbury Parish Council endorse the comments of the Shropshire Council Southern Planning Committee.</li></ul>
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9.22 **Planning Training:** The Deputy Clerk was requested to distribute Planning Enforcement Training slides from Shropshire Council.

10.22 **Neighbourhood Plan.** The Neighbourhood Plan working group were almost finished looking at 140 responses from 60 returned forms.

11.22 **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 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.

12.22 **Planning Enforcement** – Planning Enforcement CONFIDENTIAL matters were shared with all members at the meeting and duly noted.

13.22 **Date of Next Meeting.** The date of the next meeting is **Monday 4<sup>th</sup> July 2022 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

Signed .....

Chairman: Cllr Allan Hodges

Date: .....