

# PONTESBURY PARISH COUNCIL

## Meeting of Planning Committee

held on 5<sup>th</sup> June 2023 in The Pavilion, Pontesbury

### PRESENT:

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

Members of the Public: 4

In attendance: Nicola Young, Deputy Parish Clerk

PLAN 01.23 **Election of Chairman** After a proposal by Cllr Fletcher, seconded by Cllr Trow, it was **RESOLVED** that Cllr Allan Hodges be elected as Chairman of the Planning Committee.

PLAN 02.23 **Election of Vice Chairman** After a proposal by Cllr Hodges, seconded by Cllr Hignett, it was **RESOLVED** that Cllr Duncan Fletcher be elected as Vice Chairman of the Planning Committee.

PLAN 03.23 **Apologies for Absence:** The Committee accepted apologies from Cllr D Gregory.

PLAN 04.23 **Pre-Application Consultation Regarding Proposed Affordable Housing at Former Hare & Hounds.** Planning consent had been granted to renovate the former Hare & Hounds public house, the second phase of the project would be to build 6 affordable dwellings and 4 open market houses. The area surrounding the site is open countryside, therefore the site needs to be an exception site. The Neighbourhood Plan had demonstrated a definite need for affordable housing to purchase, and these affordable dwellings are subject to a s.106 agreement, whereby the properties will be able to be sold at 20% lower than the market value in perpetuity. The Committee were pleased to note that the developers had taken great care in considering the wording of the neighbourhood plan and the architect had provided drawings to ensure the proposed development fits in with the local character.

PLAN 05.23 **Declaration of Interest in Accordance with the Code of Conduct:** None

PLAN 06.23 **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 27<sup>th</sup> April 2023, **be approved and signed as an accurate record.**

### PLAN 07.23 **Public Questions and Comments:**

- The developer, Moss & Co, presented a pre-application for a replacement dwelling at Rose Lea. The footprint of the replacement dwelling will be 20% larger and the roof 700mm higher. The proposed property will be turned so that the building will sit end on to the footpath and the side of the building will face the access road. The Committee commented that the footprint of the building should be placed in towards the hill, because it has to fit in sensitively with an iconic view. The developer will have an arboricultural report completed. The Chairman commented that the proposal looks more prominent than the current building, noting that the stone end plinth softens the end of the property.

1907 Cllr Evans left the meeting

## PLAN 08.23 Planning Applications

PLAN 08.23.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED**. The Chairman reported that there had been a request for pre-application discussion regarding 23/01568/FUL – Balti Spice development into flats. The Chairman reported that the comments made previously needed to be addressed and an explanation received on how the issues raised will be addressed, especially noting Highways comments and parking requirements for the proposed flats.

PLAN 08.23.2 **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>8.23.2 Planning Applications for Pontesbury Parish Council Area</b>	
<b>23/01790/FUL</b> Proposal - Part two part single storey rear extension and associated alterations, formation of pitched roof dormer windows to front and rear elevations and associated alterations to window opening, Change of front porch roof to mono pitch roof and associated alterations and improvements. Location: - 8 Station Road, Pontesbury, SY5 0QY.	<b>SUPPORT</b> The design will result in much improved appearance. Secondly, although this is a large extension, there is ample room in the garden and the character of the front elevation will not be significantly altered.
<b>23/01806/AGR For Information Only</b> DEVELOPMENT PROPOSED: Erection of an agricultural storage building LOCATION: Horton	Noted
<b>23/01901/VRW106</b> DEVELOPMENT PROPOSED - Modification of Planning Obligation attached to Planning Permission ref 21/03660/FUL LOCATION: - Residential Development Land To The North Of, Minsterley Road, Pontesbury	No information could be found about this application on the Planning Portal, the Parish Council await further information. Who is the developer; Shropshire Homes or Connexus?
<b>8.23.3 Applications for Tree Preservation Orders</b>	
<b>23/01967/TPO</b> DEVELOPMENT PROPOSED - Reduce and prune back by 20% and reduce over drive area 1no Magnolia protected by the Shrewsbury & Atcham Borough Council (Main Road, David Ave and Chapel Street, Pontesbury) Tree Preservation Order 2005 (Ref: SA/402) LOCATION: - Sunset , Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire.	<b>SUPPORT</b> Pontesbury Parish Council support this much needed maintenance.
<b>23/01968/TPO</b> DEVELOPMENT PROPOSED - Fell 1no Ash protected by the Shrewsbury & Atcham Borough Council (Main Road, David Ave and Chapel Street, Pontesbury) Tree Preservation Order 2005 (Ref: SA/402) LOCATION: - Breidden Cottage , Shrewsbury Road, Pontesbury, Shrewsbury, Shropshire.	<b>SUPPORT</b> The expert survey received advises that the tree has ash die-back, so Pontesbury Parish Council support the removal as it agrees with this survey. We request, if at all possible, that one or two trees are planted in its place.
<b>23/01964/TPO</b> DEVELOPMENT PROPOSED - Reduce by up to 25% and reshape 1no Yew protected by the Shrewsbury & Atcham Borough Council (Manor Gardens, Manor Park and Main Road, Pontesbury) Tree Preservation Order 2005 (Ref: SA/409) LOCATION: - 4 Beech Manor, Hall Bank, Pontesbury,	<b>SUPPORT</b> Pontesbury Parish Council support the 25% reduction for the Yew tree, which will improve the life of the tree and remove the overhang of neighbouring properties.

<p><b>23/01969/TCA</b>  DEVELOPMENT PROPOSED - Reduce by approx. 50% and bring back to a hedge height of 3m Group of Trees (T1G), prune back overhang off drive area by 20% and tidy crown of group of Himalayan Birch (2TG) &amp; reshape and reduce by approx 20% 1no Malus Profusion (T3) within Plealey Conservation Area  LOCATION: - The Old Farm Barn, Plealey, SY5 0UY</p>	<p><b>SUPPORT</b>  Pontesbury Parish Council strongly support the work proposed of much needed pruning.</p>
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**PLAN 09.23 Planning Training:**

- MD 7a & 7b are important management policies of development in rural areas. These policies are particularly important to Pontesbury Parish.

**PLAN 10.23 Neighbourhood Plan.**

The final report from the external examiner said the Neighbourhood Plan complied with all the regulations. The Neighbourhood Plan is sound, with the proviso that modifications recommended by the examiner are completed, the Plan can go to referendum. Therefore the NP is being put before Shropshire Council Cabinet on 19<sup>th</sup> July so that it can be rubber stamped and Shropshire Council are contemplating holding the referendum early September (7<sup>th</sup> September). The examiner appreciated what the NP was proposing, in that the NP maintains the character of the settlements. The examiners proposals recommend changing the wording of the policies, but not the essence of the wording. The examiner reported that the policies reflect what the community has said. It was noted that the NP referendum will be similar to voting for elections and voter ID must be shown.

**PLAN 11.23 Date of Next Meeting.** The date of the next meeting is scheduled for **Monday 3<sup>rd</sup> July 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

**PLAN 12.23 Exclusion of Press & Public** After a proposal by Cllr Fletcher, seconded by Cllr Trow, 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 13.23 Planning Enforcement** Planning enforcement matters for the parish were duly noted.

**Signed** .....  
**Chairman: Cllr Allan Hodges**

**Date:** .....

Meeting closed at 1902