

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee

held on 6th November 2023 in The Pavilion, Pontesbury

PRESENT:

Councillors: A Hodges, D Fletcher, M Trow, N Hignett, R Evans, D Jones, N Lewis, D Gregory

Members of the Public: 4

In attendance: Nicola Young, Deputy Parish Clerk

PLAN 56.23 **Apologies for Absence:** Cllr A Brookes

PLAN 57.23 **Declaration of Interest in Accordance with the Code of Conduct:** Cllr Trow declared an interest in items 23/04167/FUL & 23/04274/FUL.

PLAN 58.23 **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 2nd October 2023, **be approved and signed as an accurate record.**

PLAN 59.23 **Public Questions and Comments:**

- Local connection applicant was present and provided information on her local connections.
- The 23/04125/FUL applicant informed the committee that the dwelling was for retirement purposed.

PLAN 60.23 **Planning Applications**

PLAN 60.23.1 **Planning Decisions for Pontesbury Parish Council Area:** none received.

PLAN 60.23.2 **Planning Applications for Pontesbury Parish Council Area:** The Planning Committee considered the applications put before them and made the following decisions:

Planning Applications for Pontesbury Parish Council Area	
PLANNING REFERENCE - 23/04125/FUL LOCATION: - Proposed Residential Dwelling South Of, Plealey, Shrewsbury	SUPPORT – Pontesbury Parish Council support this planning application because: <ol style="list-style-type: none">1. the design and position of the proposed dwelling will not have a significant impact on the neighbouring listed building.2. Pontesbury Neighbourhood Plan highlights the need for single storey dwellings and therefore a bungalow would contribute to a mixed housing stock.3. Dutch Barn – the community and Conservation Officer all recognise the important heritage of the building and support the project, which helps the retention of the historical asset in the village.4. We note the sustainability of the proposed property.5. There is good screening between the old and new properties.
PLANNING REFERENCE - 23/04167/FUL LOCATION: - Hare And Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8PW	SUPPORT Principle – The Parish Council has been involved in the evolution of this application and gives its support to it. Both Shropshire Council and NPPF support a mix of housing to meet local need and maintain the vitality of rural communities

Cllr Trow abstained from the debate and did not vote.

which are the aims of this application. In recent years, in Pontesbury Parish, there has been a good provision for affordable homes, especially for rent, but there has been a glaring omission – little or no provision, especially in the Cruckton area for low cost, affordable homes for sale. Both the Pontesbury RHRP housing survey and the 2020 Pontesbury Neighbourhood Plan consultation identified a need for low cost affordable homes, especially 2-bedroom houses. The NPPF states support for rural exception sites which provide affordable housing to meet identified local needs by considering some market housing on site to help this. Whilst the existing cross-subsidy policy is primarily for rent, the revised Local Plan makes allowances for other than rented properties. Pontesbury Parish Council assume that the properties will remain affordable in perpetuity.

Location – the application site is adjacent to 4 houses, has several close neighbours, on a busy road & bus route. Whatever the proposed site may be it is not isolated nor remote, as stated in the Pre-App report, nor is it not a part of Cruckton settlement. The narrow and incorrect definition of Cruckton settlement by the Planning Department has been contested by both local inhabitants and the Parish Council, and the view of this Parish Council has been agreed by Southern Planning Committee on three occasions. Of particular relevance is an affordable application – 19/01303/OUT, which was regarded as part of Cruckton by the Parish Council, whose view was upheld by the Planning Committee. This site is further away from what the Planners erroneously regard as Cruckton, than this application. It is manifestly inconsistent to suggest that this site is not in or adjacent to Cruckton. Yet again, the case officer has failed to discuss this matter with the Parish Council.

Design – The design is excellent as it seeks to build upon the character and identity of Cruckton by following Pontesbury Neighbourhood Plan policy and the recommendation of the NPPF to identify the special qualities of an area. The architecture takes inspiration from two neighbouring properties and the linear shape for the affordables acknowledges the shape of the former farm buildings. Similar housing details can be seen in other parts of Cruckton and so this application's design will strengthen the architectural identity of Cruckton.

To maintain historic links within Cruckton, it is recommend that some CIL money from Hare & Hounds developments be allocated to improving active travel between the site and Thieves Lane bridleway as per NP policy. An additional bus stop should be made to serve the development.

In order to reduce the impact of the new development on the historic site the Parish Council makes the following recommendations:

1. By reducing the pitch of the roofs to 35degrees would make the development more sustainable and aesthetically acceptable, with a slight reduction of ceiling heights internally.
2. It would also be preferable for the blocks of Type 1 and 2 across the front to have the same roof line levels

	<p>aesthetically, and less intrusive on the redevelopment of the historic site.</p> <p>3. It is noted that the chimney stacks are over tall, especially when including the chimney pots, it is suggested that chimneys can be lowered by 500mm without contravening Building Regulations with at least 3 courses, preferably 5 including the cap, of brick corbelling finishing the head of the chimney given the style of the properties.</p> <p>4. It is also noted that on the type 3 properties the side elevation shows a gable style porch roof on the front, but the front elevation shows a sloping canopy.</p>
<p>PLANNING REFERENCE - 23/04274/FUL LOCATION: - Hare And Hounds Garages, Cruckton, Shrewsbury, Shropshire, SY5 8PW</p> <p>Cllr Trow abstained from the debate and did not vote.</p>	<p>OBJECT – Pontesbury Parish Council have the same concerns as the Conservation Officer and support their comments. We are unable to support the application as insufficient evidence has been provided to support the need for garages in view of the large number of parking spaces. Also, this Parish Council have a similar view about the design, to that of the Conservation Officer.</p>
<p>PLANNING REFERENCE - 23/03945/VAR LOCATION: - The Old Smelting Works, Pontesford Hill, Pontesbury, Shrewsbury</p>	<p>SUPPORT – The proposed changes will not have a significant impact on the heritage asset and the replacement building in matching brickwork will enhance the appearance.</p>
<p>PREAPP/23/00213 Confirmation from the parish council is sought to confirm a local connection</p>	<p>After a proposal by Cllr Evans, seconded by Cllr Hignett, it was RESOLVED that Pontesbury Parish Council confirm a strong local connection for Isabelle Hamer, she meets more than two strong local connection requirements.</p>
<p>PLAN 60.23.3 Tree Preservation Orders</p>	
<p>PLANNING REFERENCE - 23/04370/TCA LOCATION: - Greenlees, 4 Habberley, Shrewsbury, Shropshire, SY5 0TP</p>	<p>SUPPORT Pontesbury Parish Council support this application as there will be no significant impact on the character of the conservation area.</p>
<p>PLAN 60.23.4 Appeals</p>	
<p>Site Address: Land East Of, Hinton Lane, Pontesbury Application reference: 23/01532/OUT Appellant's name: Maelor Homes (Hinton) Limited Planning Inspector ref: APP/L3245/W/23/3324882 Appeal reference: 23/03192/REF</p>	<p>Pontesbury Parish Council does not support any development in the area. We wish to amend two errors in the original comments:</p> <ol style="list-style-type: none"> 1. Change to “add weight to consideration that” 2. Reaching housing allowance by 2036.

PLAN 61.23 Neighbourhood Plan Monitoring. The monitoring of the Neighbourhood Plan will assess the impact and effectiveness of the Plan. A draft monitoring spreadsheet was agreed, with the addition of one column, “Planning Officer Use of NP when making comments”.

PLAN 62.23 Tree & Hedge Survey. Shropshire Council Tree Officer will be carrying out the survey of Parish Council owned trees and hedges during November 2023.

2010 Cllr Lewis left the meeting

PLAN 63.23 **Date of Next Meeting** – the next meeting will take place on Monday 4th December 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF

PLAN 64.23 **Exclusion of the Press & Public** After a proposal by Cllr Hignett, seconded by Cllr Trow, all in favour, it was **RESOLVED** that exclusion of the Press & Public be made on the grounds that the consideration of the following items may involve the likely disclosure of confidential information (s1(2) Public Bodies (Admission of Meetings) Act 1960).

PLAN 65.23 **Planning Enforcement.** Summary details of Planning Enforcement notices within the parish of Pontesbury were received.

Signed Date:
Chairman: Cllr Allan Hodges

Meeting closed at 2030