

# PONTESBURY PARISH COUNCIL

## Meeting of Planning Committee

held on 3<sup>rd</sup> October 2022 in The Pavilion, Pontesbury

### PRESENT:

Cllr A Hodges (Chairman); Cllr D Fletcher; Cllr N Lewis; Cllr M Trow; Cllr R Evans; Cllr D Jones;

Members of the Public: 3

In attendance: Nicola Young, Deputy Parish Clerk

PLAN 42.22 **Apologies for Absence:** The Committee accepted apologies from Cllr David Gregory and Cllr John Pritchard.

PLAN 43.22 **Declaration of Interest in Accordance with the Code of Conduct:** None

PLAN 44.22 **Minutes of the Last Meeting:** After a proposal from Cllr Fletcher, seconded by Cllr Trow, it was **RESOLVED** that the minutes of the Planning Committee meetings, held on 5<sup>th</sup> September 2022, **be approved and signed as an accurate record.**

PLAN 45.22 **Public Questions and Comments:** None received

PLAN 46.22 **Pre-application Request** Presented by Stuart Thomas, Berry's, pre-application information for the Proposed Erection of 3no. dwellings on the plot adjacent, Waverley Cottage, Pontesbury Hill Road, Pontesbury SY5 0YH:  
Shropshire Council contacts:– Mike Davies, Pre-App, Senior Planning Officer: Maria Howell, Housing Officer

A formal pre-application response received from Shropshire Council supports the proposal in principle.

Two points to clarify:

- Council have not had a problem with the site, although on the Hill and outside the boundary – it is an infill site.
- Technical - no objection from Shropshire Council highways & ecology departments
- Policy – Berry's are comfortable that the application meets Type of Affordability of Housing adopted in 2012 – one house of restricted value, not pure open-market property, restriction on value for resale. Two affordable rental properties – restricted to 80% of market value and for local people. If properties sold, they will revert to designated affordable property. A legal document to be written stating this information, which is being done because shortage of affordable rentals. Both properties are 2-bedroom

### Questions:

- The pre-application was not submitted to Pontesbury Parish Council, could you please submit document to Pontesbury Parish Council? Yes
- Housing Needs Survey – the Neighbourhood Plan Committee have had a housing needs survey completed in the recent past and the parish is also having a lot of building taking place. Therefore, with the affordable dwellings – which will be built first – main property or affordable housing? The affordable housing would come forward for planning same time as main property and will be built at the same time.
- Who would control the local rental property? Legal agreement would be that only local people can rent, a housing association will not manage these properties, but they will be placed for open market rental.

Chairman's comments: Amenity views – proposed layout excellent; keeping two affordables to one side and the other house to opposite side, leaves the middle for views.

Landscape impact: site is well covered by hedges and trees, therefore fair measure of screening, like the idea of hedging down side of footpath, & proposal at the back of the plot to have few extra trees, is for landscape character.

Design – Pontesbury Hill area, 'in-keeping with neighbouring character'; Neighbourhood Plan & Planning Policy putting emphasis on building to enhance the area. Suggestions regarding design: bear in mind window design, have a look at current designs in Pontesbury; use timber detailing; use stone detailing, relating to local quarry that existed in Pontesbury Hill.

## PLAN 46.22 Planning Applications

PLAN 46.22.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED**.

PLAN 46.22.2 **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>22/03036/FUL</b> Hare & Hounds, Cruckton	<i>For information only.</i> Update – Chairman comments submitted to Planning Officer as not enough time to bring to Committee. Had approved the proposed access, concerned where bins would be coming: information was noted on application, but very small on plans. <b>SUPPORTED</b> information forwarded by Clerk.
<b>22/04199/AGR</b> Land at Lea Cross, Lea Cross, Shrewsbury	<i>For information only.</i> Prior approval required. Planning permission required; landscape impact and access direct onto A488, therefore impact on traffic movement. Respectfully suggest that there are other sites that have less of an impact on the landscape.  1917 Cllr Roger Evans left the meeting
<b>22/04250/AGR</b> Polemere Farm, Yockleton, SY5 9PX	For information only. Erection of an agricultural storage shed.

## PLAN 46.22.3 Applications for Tree Preservation Orders:

<b>22/03947/TPO</b> Station House, Station Road, Pontesbury	<b>SUPPORT.</b> Silver birch – Pontesbury Parish Council in favour of reducing the height and essential maintenance to reduce the extent of shading.
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## PLAN 47.22 Planning Training: What is Sustainable Development?

Quick reminder on the description of sustainable development and how it works.

NPPF states that sustainable development has 3 strands:

- Economic
- Social
- Environmental

How does sustainable development affect the decision of a planning application?

- If a development comes before Council – a sustainable development – no reason why it should not be approved, unless it conflicts with the neighbourhood plan – a neighbourhood plan takes precedence, including the Local Plan.

How is it decided that the development is sustainable?

- Is it near public transport or does the village have a shop?
- Now accept a sustainable development if you are supporting neighbouring services.

It is not necessary to have a strong case for all 3 strands listed above, the application should look at the development in the whole.

**PLAN 48.22 Neighbourhood Plan.**

Regulation 15 draft has been approved by Pontesbury Parish Council and will be handed over to Shropshire Council by the end of the week. Shropshire Council will conduct a further opportunity for the public to make a comment, the Plan will then be sent off to the Planning Inspector.

**PLAN 49.22 Date of Next Meeting.** The date of the next meeting is **Monday 7<sup>th</sup> November 2022 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

**PLAN 50.22 Exclusion of Press & Public**

After a proposal from Cllr D Fletcher, seconded by Cllr N Lewis, it was RESOLVED that in accordance with Section of 100A(4) of the Local Government Act 1972, the press and public be 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 the Act.

**PLAN 51.22 Planning Enforcement** information was duly received by the committee.

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

**Date:** .....

Meeting closed at 1953