

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee held on 2nd October 2023 in The Pavilion, Pontesbury

PRESENT:

Councillors: A Hodges, D Fletcher, M Trow, A Brookes, N Hignett, R Evans

Members of the Public: 0

In attendance: Nicola Young, Deputy Parish Clerk

PLAN 43.23 **Apologies for Absence:** Cllr Gregory, Cllr Lewis, Cllr Jones

PLAN 44.23 **Declaration of Interest in Accordance with the Code of Conduct:** none received

PLAN 45.23 **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 4th September 2023, **be approved and signed as an accurate record.**

PLAN 46.23 **Public Questions and Comments:** None present

PLAN 47.23 **Planning Applications**

PLAN 47.23.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED.**

PLAN 47.23.2 **Planning Applications for Pontesbury Parish Council Area:** The Planning Committee considered the applications put before them and made the following decisions:

Planning Reference	Comments
Planning Applications for Pontesbury Parish Council Area	
23/03490/LBC - Brookside, Pontesford SY5 0UA	SUPPORT = Pontesbury Parish Council agree that most of the existing windows are rotten or inappropriate 1970s replacements. The proposed windows are in character with the age of the building.
23/03553/FUL - Whitehall/The Old Surgery , Main Road, Pontesbury	SUPPORT – The buildings have suffered through lack of maintenance and inappropriate repairs. In view of the likely high restoration costs it makes sense to have part of the building as a holiday let – which will also benefit the local economy. Pontesbury Parish Council supports the retention of the open space at the front and the enhanced greenery – such open spaces form part of the character for this part of the village as outlined in Pontesbury Neighbourhood Plan. The proposed widening of the entrance will improve visibility and access. The proposed works, including solar panels, EV charge point & ground source heat pump will improve the sustainability of the building. Finally, the remedial features will enhance the appearance without significantly altering the character of the building.

<p>23/03554/LBC - Whitehall/The Old Surgery, Main Road, Pontesbury</p>	<p>SUPPORT – The proposed works have been carefully worked out and are sympathetic to the character of the building. There will be no significant impact on the setting of the building, both in terms of appreciating the importance of the listed building and public appreciation from views outside the grounds. The Parish Council feel that the carport will not significantly affect views from the west, as the intention is to replace some of the high wooden panels with hedging. The Parish Council support the proposed changes to the roof profile and the roof glazing will enhance the appreciation of the trusses. As the orangery is set back and relatively small scale, it will not detract from the rest of the façade.</p>
<p>23/04039/FUL - Proposed Affordable Dwelling To The North East Of, Pontesford</p>	<p>SUPPORT – The applicant has required local qualifications, and the site is within the Pontesford settlement. The proposed dwelling has an interesting contemporary design which would be improved with a kitchen window on the front near the sink area and a pitched roof on the garage.</p>

PLAN 47.23.3 **Tree Preservation Orders** – none received.

PLAN 48.23 **Permitted Development Rights Consultation** – it was decided to add this item to the Full Council Meeting agenda for 11/9/23 and to recommend delegated authority to a group of councillors to go through in detail.

PLAN 49.23 **Planning Training:** No training took place.

PLAN 50.23 **Neighbourhood Plan.** The Neighbourhood Plan now becomes relevant to planning application discussions. A bound copy will be available in the Pavilion to assist with planning meetings. The Committee are required to monitor the progress of the compliance with the neighbourhood plan. The consultant will also write a monitoring report. The Neighbourhood Plan should be reviewed end of Years 1 & 5. The Deputy Clerk will draft a spreadsheet to assist the Planning Committee with monitoring the Neighbourhood Plan and planning applications.

PLAN 51.23 **Tree & Hedge Survey.** Defer to November 2023 Planning Committee meeting.

PLAN 52.23 **Date of Next Meeting** – the next meeting will take place on Monday 6th November at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF

PLAN 53.23 **Exclusion of the Press & Public** After a proposal by Cllr Fletcher, 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 54.23 **Planning Enforcement.** Summary details of three Planning Enforcement notices within the parish of Pontesbury were received.

PLAN 42.23 **Date of Next Meeting.** The date of the next meeting is scheduled for **Monday 6th November 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

Signed **Chairman: Cllr Allan Hodges** Date:

Meeting closed at 1945