

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee

held on 4th September 2023 in The Pavilion, Pontesbury

PRESENT:

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

Members of the Public: 2

In attendance: Debbie Marais, Parish Clerk

PLAN 30.23 **Apologies for Absence:** Cllr Gregory

PLAN 31.23 **Declaration of Interest in Accordance with the Code of Conduct:** none received

PLAN 32.23 **Minutes of the Last Meeting:** After a proposal from Cllr Hignett, seconded by Cllr Trow, it was **RESOLVED** that the minutes of the Planning Committee meetings, held on 7th August 2023, **be approved and signed as an accurate record.**

PLAN 33.23 **Public Questions and Comments:**

Applicant for 23/03195/FUL believes that the re-submitted application addresses the parish council's previous concerns in relation to the height of the property, the amount of glazing and the design. The applicants are keen to move and become active members of the local community. They wish to retain the character of the courtyard and the other barns will be for members of their family to use as an extended family home.

PLAN 34.23 **Planning Applications**

PLAN 34.23.1 **Planning Decisions for Pontesbury Parish Council Area:** Planning decisions for the area were duly **NOTED.**

PLAN 34.23.2 **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	
23/03195/FUL – Marsley Farm	SUPPORT – Pontesbury Parish Council supports this application. The council agrees that the poor condition of the existing farmhouse means that demolition is the best way forward. The three main objections which the parish council had to the previous application have been addressed, ie. The height of the roof has been reduced, there is significantly less glazing and overall the new design of the proposed replacement building will sit better with the remaining farm buildings. We suggest that some structural oak framing would enhance the design and reflect better the existing house
23/03269/REM – Land next to Mount House, Pontesbury Hill Road	SUPPORT – The parish council support the application, but would recommend that although the design presents an interesting profile, the appearance would sit better with neighbouring properties with the addition of some rendering. In view of the problems presented by excavating rock the council would strongly encourage monitoring of the impact of noise levels associated with the excavation, on neighbouring

	properties. The council would suggest restricting the hours of excavation to minimise the impact on local residents.
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Cllr Hignett left the meeting.

PLAN 36.23 **Tree Preservation Orders** – none received.

PLAN 37.23 **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 38.23 **Planning Training:** Tree Preservation Orders. Cllr Lewis and Cllr Hodges explained that if a TPO exists for a tree then all work to the tree requires permission and the permission is assessed in terms of the impact on the tree. The TPOs relating to an area can be seen online on the Shropshire Council website. In a Conservation Area any work to any tree requires permission even if there isn't a TPO relating to that tree and any work on the tree is considered in terms of its impact on the character of the area. If anyone is concerned about a tree they can ask for a TPO to be put in place for that tree. TPOs can be given to hedges where the hedge is deemed to be of heritage value in terms of age and species present. It was generally agreed that it is important to enhance local hedges, filling in gaps with new hedge planting, perhaps using the Shropshire Council Community Tree Scheme in the coming winter.

It was decided that a tree and hedge survey should be added to the next Planning Committee agenda to see if there are significant trees/hedges in the parish that do not have a TPO in place and to identify gaps in hedges that need filling.

PLAN 39.23 **Neighbourhood Plan.**

The Referendum for the Pontesbury Parish Neighbourhood Plan will be held on 7th September 2023. If there is a Yes vote then the plan becomes operational immediately and a formal ratification also takes place.

PLAN 40.23 **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 41.23 **Planning Enforcement.** Summary details of Planning Enforcement matters within the parish of Pontesbury were received.

PLAN 42.23 **Date of Next Meeting.** The date of the next meeting is scheduled for **Monday 2nd October 2023 at 6.30pm in the Pavilion, Hall Bank, Pontesbury SY5 0RF.**

Signed

Chairman: Cllr Allan Hodges

Date:

Meeting closed at 1945