

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
7th May 2019 at 6.30pm

PRESENT

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Hignett, Cllr B Morris, Cllr J Pritchard, Cllr D Gregory and Cllr N Lewis

Members of the public present: Seven

In attendance: Cllr D Jones, Cllr R Evans

CLERK: Debbie Marais

201.18 APOLOGIES FOR ABSENCE

None

202.18 DECLARATIONS OF INTEREST AND DISPENSATIONS - None

203.18 MINUTES OF COUNCIL

The minutes were submitted and circulated as read. It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 8th April 2019 be approved and signed as a correct record.

204.18 PUBLIC QUESTIONS AND COMMENTS

Resident 1 had spent money on sewerage issues at their property in Station Rd and was concerned about what provisions Severn Trent had made to stop the proposed development at Mount Close (18/05670/FUL) negatively impact on properties elsewhere in the village.

Resident 2 wished to know why Shropshire Council planning portal still said pending against application (18/05670/FUL). Chairman explained that only when any necessary legal documents were drawn up would the status on the website change to Grant Permission.

Resident 3 expressed concerns about drainage issues (foul and storm water) with the site of application 18/05670/FUL

Resident 4 wanted the developer to demonstrate the evidence for the demand for affordable housing in the village

Resident 5 raised the following issues;

- The previous application on the site of 18/05670/FUL had been refused on the grounds of environmental issues and wished to know why this current application isn't subject to the same environmental concerns
- The issue of access to the site. Has this been legally agreed? Chairman explained that planning approval can be given irrespective of legal issues.

Resident 6 asked if there will be any guarantee that people nominated for the affordable homes built as part of the application 18/05670/FUL, would be local to Pontesbury

205.18 PLACE PLAN UPDATE

It was **RESOLVED** to delegate authority to Cllr D Fletcher, Cllr A Hodges, Cllr N Hignett, Cllr B Morris and Clerk to review the current Place Plan and any updates needed and report back to the next Planning Committee meeting in June.

206.18 FOLLOW UP TO DECISION ON APPLICATION 18/05670/FUL

Chairman gave a verbal update to the decision to grant permission and how this decision was reached in planning terms. Parish councils are not legally able to appeal against a planning decision. There is an option for a Judicial Review but this can only concern the decision making process, not planning merit.

It was proposed by Cllr J Pritchard and seconded by Cllr D Fletcher and **RESOLVED** to;

Write to the Minister of Housing, Communities and Local Government to express the concern of Pontesbury Parish Council about the decision by Shropshire Council to grant permission for the development being based on inaccurate information in relation to storm water and foul water sewerage systems.

Set up a public meeting with the representative from Severnside Housing to raise the issues of local residents. Any concerns would be collated before the meeting and sent to Severnside Housing so that they can adequately prepare, in particular;

- **Consultations with WSP and Severn Trent about storm and foul water sewerage systems in the village**
- **Issue of local qualification for housing**

207.18 BASIC PLANNING & CIL TRAINING – 7/6/19

It was proposed by Cllr D Fletcher and seconded by Cllr J Pritchard and RESOLVED: that Cllr A Hodges and Clerk should attend the training.

208.18 MEMBERSHIP OF PLANNING COMMITTEE

It was proposed by Cllr J Pritchard and seconded by Cllr D Gregory and RESOLVED: that there should be nine members of the committee, which would include Chair and Vic-Chair of Pontesbury Parish Council and that the membership needs to include representatives from across the parish.

209.18 PLANNING DECISIONS

A schedule of decisions made between 26th March and 29th April 2019, in relation to applications for development within the Parish Council's area, was received. RESOLVED: That the schedule be noted.

210.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

RESOLVED: That the following comments be submitted to the Shropshire Council Planning Authority:

- a) 18/05011/OUT. Proposed dwelling south of 2, Pontesford, Shrewsbury. Erection of 1 No dwelling (all matters reserved). Appeal APP/L3245W/19/3223429.

Comment: No further comments to be made.

- b) 19/01562/FUL | Erection of single storey rear extension and garage conversion | 33 Ashford Drive Pontesbury Shrewsbury SY5 0QR

Comment: The Parish Council supports this application for a modest extension, the size and design of which is appropriate for the existing property and plot size. We would like to flag up the potential privacy issues for both parties, regarding bedroom 1 which is close to the boundary and is overlooking the neighbouring property

- c) 19/01680/FUL | Change of use from garage/ancillary accommodation to garage/holiday let accommodation to include elevational alterations | Dingle Bungalow Pontesbury Hill Shrewsbury Shropshire SY5 0YN

Comment: The Parish Council supports this application and feels that this is an appropriate site for a holiday let and that there is sufficient space in the plot to protect the amenities of both the existing householder and those using the holiday let. The site is secluded and there is no negative impact to the surrounding landscape

character. However, we do feel that the adequacy of the living space and amenity of four people using the holiday accommodation does need to be considered carefully.

- d) 19/01644/FUL | Application under Section 73A of the Town and Country Planning Act 1990 for a biomass boiler within an existing commercial building | Waste Transfer Station Cruckmeole Shrewsbury Shropshire SY5 8JN

Comment: In view of the serious health and environmental concerns expressed by local residents regarding the operation of the site, the Parish Council does not feel able to pass comment on this application until these have been addressed.

- e) 19/01878/FUL | Erection of a detached two storey dwelling | Honeysuckle Cottage Cruckton Shrewsbury Shropshire SY5 8PR

Comment: Whilst the Parish Council feel that this smaller proposed development is an improvement and more in keeping with the existing property, reluctantly we are unable to support this new application as the site is in open countryside.

211.18 APPLICATIONS FOR TREE PRESERVATION ORDERS

None received.

212.18 NEIGHBOURHOOD PLAN

Cllr A Hodges gave a verbal update on the progress of the Neighbourhood Plan Steering Group who have decided on a vision for the plan and are currently drawing up aims and objectives for the plan. These will form the basis of a further public consultation at a public meeting to be held in the next few months. Report was **NOTED**.

213.18 DATE OF NEXT MEETING

13 May 2019 at 7pm at Mary Webb School.

Meeting closed at 8.17 pm .

Signed.....

Date.....

Chair