

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Mary Webb School
11th February 2019 at 6.30pm

PRESENT

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

Members of the public present: Nine members of the public present

In attendance: Cllr S Lockwood

CLERK: Debbie Marais

166.18 APOLOGIES FOR ABSENCE

Cllr D Gregory,

167.18 DECLARATIONS OF INTEREST AND DISPENSATIONS - None

168.18 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 4th February 2019 be approved and signed as a correct record.**

169.18 PUBLIC QUESTIONS AND COMMENTS

Comments below all relate to application 17/05709 Land at Minsterley Rd, Pontesbury

Resident north of the site expressed the following concerns about the size and scale of the development and the invasion of privacy for his home.

- Request that plots 7-10 be reduced to single storey houses to reduce overlooking of his property
- Boundary hedge along northern boundary of site not be used to enclose the new development as porous
- Request that the footpath from the new entrance to the site be extended back up to the track to his house (north of the development) so that there was a safer walk into the village
- Concerns about the increased risk of flooding due to surface run-off from such a large site
- Concerns about contamination from run-off water
- Request for remediation plan for contamination found in the public open space indicated on the site plan – currently remediation is only detailed for land associated with houses

Resident of the villas south of the site made the following comments;

- The garage for plot 2 being much higher than his property, brings parking and associated pollution, close to the boundary with his property. If the garage for plot 2 could be south of plot 2 this would reduce the impact on his property.
- Concerned about any fence on the south boundary of the site damaging the roots of the existing hedge on the north boundary of his property

Resident from Mount Pleasant was concerned about the height of the proposed buildings. His property is 2 metres below the site so wished for consideration of height for the proposed houses.

Resident wished for the height of the house on plot 1 to be reduced.

170.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

- a) 17/05709/REM | Approval of Reserved Matters Application pursuant to outline application 14/01233/OUT Outline application (to include access) for residential development (amended description) | Land At Minsterley Road Pontesbury Shrewsbury Shropshire

Comment: The Parish Council supports this application with the following provisos and comments;

- We note with approval that an appropriate area of open space has now been included in the lower part of the site
- We note that the number of houses has been reduced. We feel that a further two dwellings moved from the main run of houses would give a less cramped appearance overall
- We would like to see the public open space subject to the same level of contamination scrutiny as the rest of the site to ensure that it is safe for public use
- We note that the impact on the amenity of neighbouring properties has been taken into consideration with houses being removed from the lower part of the site – we feel that the height of dwellings on plots 1 and 2 does not currently safeguard the amenity of neighbouring properties
- We presume that adequate surface water alleviation measures have been put in place
- We note with approval the improvement in the detail provided for the landscaping of the site
- The developer has endeavoured to introduce a variety of designs. We would recommend the introduction of some dormer bungalows to increase the variety of design and to ensure that some similar features to that of the existing properties nearby are included to link the development with the surrounding properties
- We strongly recommend that the appropriate allocation of affordable housing is included in the development

We wish to highlight concerns expressed by local residents namely;

- Concerns about the height of the buildings - we recommend that there is close scrutiny of the heights of proposed dwellings (in particular on plots 1 and 2) and the potential impact on neighbouring properties
- It would lessen the impact on neighbouring properties if the garage of plot 2 was sited south of plot 2
- The hedge to the north of the site needs to be strengthened to safeguard the amenity of properties north of the site

Overall we feel that enough progress has been made to address our initial concerns for us to support this application providing the recommendations listed above are implemented.

- b) 18/04723/FUL | Alterations to existing annex to form living accommodation, and erection of a log store to aid existing biomass boiler. | Romney House Pound Lane Hanwood Shrewsbury SY5 8JR

Comment: Pontesbury Parish Council wish to withdraw their objection to this development, in the light of the Planning Officer's report and as we are pleased to see that our reservations have been addressed namely;

- **Size of building**
- **Materials used**
- **Specification for use as log store only**
- **Improved landscaping**

171.18 DATE OF NEXT MEETING

4th March 2019 at 6.30pm at Pontesbury Public Hall.

Meeting closed at 7.15 pm .

Signed.....

Date.....

Chair