

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
1st April 2019 at 6.30pm

PRESENT

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

Members of the public present: One

In attendance: Cllr D Jones, Cllr R Evans

CLERK: Debbie Marais

184.18 APOLOGIES FOR ABSENCE

Cllr D Gregory and Cllr N Lewis

185.18 DECLARATIONS OF INTEREST AND DISPENSATIONS - None

186.18 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 March 2019** be approved and signed as a correct record.

187.18 PUBLIC QUESTIONS AND COMMENTS

None

188.18 PARISH MAPS – to consider a parish map for Pontesbury

It was **RESOLVED** to delegate authority to **Cllr D Fletcher, Cllr J Pritchard, Cllr A Hodges and Clerk** to investigate what would be involved in having a parish map for Pontesbury (including costs) and report back to the Planning Committee at a future meeting. Cllr D Fletcher would also talk to Friends of Pontesbury Library/U3A about whether or not any of their members would like to contribute to the project.

189.18 ENVIRONMENTAL MAINTENANCE GRANTS 2019-20

It was **RESOLVED** to make the following recommendations to full council:

- i) **To submit an application for clearing pavements of encroaching foliage/litter on Hall Bank, Minsterley to Pontesbury footpath and the footpath in Plealey in order to make them safer for pedestrians to use**
- ii) **Clerk to seek initial quotes for purposes of the application from Parish Council grounds maintenance contractor**
- iii) **Full council to agree the Pontesbury Parish Council contribution to the project**

190.18 PLANNING DECISIONS

A schedule of decisions made between 26th February – 25th March 2019, in relation to applications for development within the Parish Council's area, was received. **RESOLVED: That the schedule be noted.** Cllr A Hodges gave a verbal update on the decision for the application 18/05095/FUL Hill Cottage, Top Road. The Shropshire Council Planning Committee had voted to refuse the application. Pontesbury Parish Council had been in support. Cllr D Fletcher wished the committee's appreciation of all Cllr A Hodges time and expertise which supports the work of the committee and local residents to be **NOTED**.

191.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

- a) 19/00984/VAR | Variation of condition no 1 (approved drawings) attached to 16/00060/REM for amendments to the design, including removal of angled wall at entrance, window / door opening positions and fenestration. | New Dwelling North Of Nevada Pontesbury Hill Shrewsbury Shropshire

Comment: The Parish Council supports this application for relatively minor changes to the agreed planned development as it is felt that the external appearance will be enhanced by the proposed alterations.

- b) 19/01055/FUL | Replacement and addition to existing concrete patio/terrace area along with new boundary terrace wall and steps to garden | Nox House Cruckton Shrewsbury Shropshire SY5 8PU

Comment: The Parish Council supports this application as the planned development is to the rear of the property and will not have a negative impact on the amenity of neighbouring properties. The proposed development is in keeping with the size and materials of the existing property.

- c) 19/01056/LBC | Replacement and addition to existing patio/terrace area; erection of boundary terrace wall and steps to garden affecting a grade II listed building | Nox House Cruckton Shrewsbury Shropshire SY5 8PU

Comment: The Parish Council supports this application as the planned development will improve the setting of the listed building as the development is

- i) appropriate in terms of the scale of the existing building**
- ii) will use sympathetic and/or existing materials**

- d) 18/04951/VAR Quercus Domus, Pound Lane, Hanwood, Shrewsbury, Appeal submitted

Comment: The Parish Council continues to object to the proposed development and wishes to make the following additional comments;

- i) With reference to the comments about the application in Minsterley it should be pointed out that the planning guidelines were different from those in operation when houses in Cruckton, which are referred to, were built.**
 - ii) The site opposite, referred to, is not relevant to this current application as under planning policy each application needs to be dealt with on its own merits.**
 - iii) Decisions about affordable home applications are policy driven. Our concern is that if this proposed change to the floor area of an affordable home, is permitted it will set a precedent for other owners of affordable homes to follow suit, which will ultimately lead to a decline in affordable housing stock locally**
- e) 19/01303/OUT | Outline application for the erection of one (affordable) dwelling to include access | Proposed Affordable Dwelling South Of Woodfield Cruckton Shrewsbury Shropshire

Comment: The Parish Council strongly supports this application in terms of its location within Cruckton and the local connections of the applicant.

In light of the longstanding difference of opinion regarding the nature and extent of the Cruckton settlement, Pontesbury Parish Council, having consulted with residents in all

parts of Cruckton, including the Montgomery Road, maintains its view that the applicant's site is within Cruckton. To suggest that it is not is to ignore the long history of Cruckton as a linear, dispersed settlement as outlined in the Design and Access Statement and accompanying map. Planning policy indicates that each settlement must be viewed on its own merits and in the case of Cruckton this means its special character and layout as a product of the Cruckton Hall estate. Given that there are at least seventeen houses along the Cruckton section of the Montgomery Road it is hard to argue that the applicant's site constitutes isolated or sporadic development.

The Parish Council notes that this application contains significant improvements to the previous one namely;

- i) improved access which no longer uses the bridleway/footpath
- ii) the house is sited further away from farm buildings
- iii) the site is closer to the road and therefore has less impact on open landscape
- iv) the proposed site near an existing farmstead is very much in character with other relatively recent additions in Cruckton

When similar improvements were made to a recent application at Coppice Farm in Cruckton the planning officers gave it their approval despite maintaining that it was not part of Cruckton settlement, presumably on the balance of material planning concerns. Therefore, in the important matter of planning consistency the Parish Council supports this application.

The Parish Council would like to add the following proviso, that any property built should be in keeping with the adjoining property in terms of design, style and character.

191.18 APPLICATIONS FOR TREE PRESERVATION ORDERS

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

- a) 19/01208/TPO | Fell 2no Purple Plum protected by the Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 (Ref: SA/410) | 5 Brook Road Pontesbury Shrewsbury Shropshire SY5 0QZ

Comment: The Parish Council supports this application to remove trees in a poor condition provided that there are replacement trees planted as stated in the application.

192.18 NEIGHBOURHOOD PLAN

Cllr A Hodges gave a verbal update on the progress of the Neighbourhood Plan Steering Group who are currently analysing the questionnaire returns from the initial survey to create a vision for the plan. There is to be a public meeting in Spring. Report was **NOTED**.

193.18 DATE OF NEXT MEETING

8th April 2019 at 6.30pm at Mary Webb School.

Meeting closed at 8.05 pm .

Signed.....

Date.....

Chair