

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Mary Webb School & Science College
9th April 2018 at 6.30pm

PRESENT

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

Five members of the public present

In attendance: Cllr N Hignett, Cllr C Sandells and Cllr S Lockwood

CLERK: Debbie Marais

30.18 APOLOGIES FOR ABSENCE

Cllr D Ryder

31.18 DECLARATIONS OF INTEREST AND DISPENSATIONS

Cllr N Hignett declared a personal interest in planning item 6 on the agenda due to close personal friendships with the applicant.

32.18 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Planning Committee meeting held on the 5th March 2018 be approved and signed as a correct record.

33.18 PUBLIC QUESTIONS AND COMMENTS

None

34.18 REQUEST FOR WAYLEAVE AGREEMENT

To consider a request from Shropshire Council (on behalf of Hall Bank Developers) wishing to cross the play area (which is currently leased by the Parish Council) for the purposes of laying a storm sewer.

The Clerk was asked to respond to Shropshire Council with the following questions:

What will the impact be on the playground facilities during the work and afterwards and how would the health & safety of users of the play area be protected whilst work was in process?

What are the timescales involved for the work being done?

Who will receive remuneration for the wayleave?

Who will be responsible for maintaining the storm sewer in the future?

Cllr N Hignett withdrew from the meeting

35.18 HALL BANK DEVELOPMENT

To receive an update and concerns raised.

Cllr D Fletcher gave an update on the progress of the proposed development at Hall Bank. Cllr Fletcher had spoken to the Shropshire Council Planning Officer concerned and reported that the application was a few weeks from a decision which would not be made until a plan was agreed upon for highway works at the junction between Main Road and the A458 in Pontesbury. Concerns about this junction had been raised by Pontesbury Parish Council and various residents.

Cllr Morris raised concerns over the movement of pedestrians and motorised vehicles at the top end of the village, concerns over increased distances to the retail area for local residents if the Co-op was to move to the Hall Bank development, and concerns over a potential bottleneck being created at the entrance to the retail area of the Hall Bank development with large delivery vehicles causing delays for other vehicles accessing the site. Cllr Gregory wished to endorse these concerns.

RESOLVED: That the concerns be noted but it was felt that there had been a rigorous consultation period in which all of these issues had been raised with the planning officers in order for them to make their decision.

Cllr N Hignett returned to the meeting

36.18 PLANNING DECISIONS

A schedule of decisions made between 27th February – 4 April 2018, in relation to applications for development within the Parish Council's area, was received.

RESOLVED: That the schedule be noted.

37.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

- a) 18/00906/CPE | Application for Lawful Development Certificate for existing timber outbuilding which will be used for storage | 5 Habberley Road Pontesbury Shrewsbury Shropshire SY5 0TP**

Comment: The Parish Council supports this application and confirms that the building occupies less than half of the land surrounding the property.

- b) 18/01164/FUL | Erection of rear extension to replace existing conservatory and alterations to dwelling | Green Lea Minsterley Shrewsbury Shropshire SY5 0BT**

Comment: The Parish Council supports this application as it is a modest size extension which will improve the facilities for disabled access to the property. The plot is large enough for the proposed development to not impinge on the amenity of the neighbouring property.

- c) 18/01313/FUL | Alterations in connection with conversion of 2 dwellings into a single dwelling to include the erection of two storey side and single storey rear/side extension following demolition of existing single storey rear/side extension and**

installation of a new sewage treatment plant | 9 & 10 Arscott Shrewsbury Shropshire SY5 0XP

Comment: The Parish Council supports this application which will improve the appearance from the front and rear of the property.

d) 18/01347/FUL | Erection of an agricultural workers dwelling and garage | Wingfield Farm Pontesbury Shrewsbury Shropshire

Comment: The Parish Council supports this application. As there is no house on this site the proposed dwelling is considered essential to safeguard the security of the farm and satisfy animal husbandry day-to-day needs. The Parish Council welcomes the proposed screening between the house and the farm buildings but would recommend that the front aspect of the house is turned 180 degrees in order to improve the amenity of future occupants.

e) 18/01416/LBC | Removal of internal wall to extend kitchen into a rear store room | Little Halston Pontesford Shrewsbury Shropshire SY5 0UF

Comment: The Parish Council supports this application as the proposed development will not impact on the external appearance of the property. The proposed retention of a section of the wall will help to preserve the historical interest of the building.

f) 18/01458/VAR | Variation of Condition No.1 (approved plans) attached to permission 16/02913/REM dated 13/03/2017 | Land Opposite The Forge Plealey Shrewsbury Shropshire

Comment: No comment was necessary as the application had been withdrawn.

g) 18/01481/OUT | Outline application (all matters reserved) for the erection of one dwelling | Proposed Dwelling West Of 6 Lower Road Pontesbury Shrewsbury Shropshire

Comment: As with the previous application for development on this site, the Parish Council opposes the application as it is outside the development boundary and there are no material considerations to weigh against this fact.

38.18 APPLICATIONS FOR TREE PRESERVATION ORDERS

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

i. 18/01197/TPO | To crown reduce, cutting to two metres above previous pollard points as part of good tree maintenance and to maintain visual amenity 1 No Ash tree protected by Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 dated 24th August 2005. | Hillford House Brookside Pontesbury Shrewsbury SY5 0QF

Due to time constraints on submitting a comment, Cllr N Lewis had been delegated authority to assess the application and a comment was submitted that the Parish Council supports this application.

39.18 NEIGHBOURHOOD PLAN

To receive an update from the Cllr D Fletcher, Cllr A Hodges and the Clerk who had delegated authority to progress this matter. Cllr A Hodges proposed that the members of the public that had expressed an interest in being involved in the Neighbourhood Plan would be invited to join interested parish councillors at a meeting in the week commencing 23 April with the purpose of setting up a steering group (approximately six people) for the Plan. There would be a subsequent public meeting to try and engage more members of the public and hopefully to bring the number to 8 people in total in the steering group. Additional people with specialist expertise could be invited to join this steering group on an ad hoc basis as required.

RESOLVED to seek approval for the proposed steering group by full council at the meeting in May.

40.18 COMMUNITY HUB – to consider internal plans for the community hub (Hall Bank Development). A small group with delegated authority had met with Shropshire Library Service and the developer to revise plans which were considered by the Planning Committee.

RESOLVED to support these revised plans and take them forward for approval to the full council meeting.

41.18 DATE OF NEXT MEETING

30th April 2018 at 6.30pm at Pontesbury Public Hall

Meeting closed at 7.25pm.

Signed.....
Chair

Date.....