

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
7th August 2017 at 6.30pm

PRESENT

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

Two members of the public present

In attendance: Cllr R Martinali and Cllr S Lockwood

CLERK: Kate Davies

71.17 APOLOGIES FOR ABSENCE

None

72.17 DECLARATIONS OF INTEREST AND DISPENSATIONS

None

73.17 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Planning Committee meeting held on 3rd July 2017 be approved and signed as a correct record.

74.17 PUBLIC QUESTIONS AND COMMENTS

Cllr R Martinali advised the committee that there have been concerns raised by local residents about trees being felled and that some mature oaks are now under threat on a bridleway in the Plealey ward. There had been a request to protect these trees and the ancient hedgerows.

Cllr Neville Lewis as the Tree Warden agreed to look into this and contact the Tree Officer at Shropshire Council if necessary.

75.17 PLANNING DECISIONS

A schedule of decisions made between 27th June 2017 to 31st July 2017, in relation to applications for development within the Parish Council's area, was received.

RESOLVED: That the schedule be noted.

76.17 PRE-APPLICATION CONSULTATION REQUEST

The Parish Council was asked to consider a pre-application consultation request for informal comments on proposals to erect an open market dwelling adjacent to 6 Lower Road, Pontesbury Hill.

The applicants were present and were provided with an overview of the planning history of the area and it was noted that the proposed development was outside the development boundary and therefore there would probably need to be exceptional reasons for the local authority to approve an application. The applicants were advised to contact Shropshire Council for pre-application advice as the Planning Authority.

77.17 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

i. 17/02633/FUL and 17/03167/LBC - Installation of one rooflight to western roofline - The Wain House Edge Yockleton Shrewsbury Shropshire SY5 9PY

Comment: The Parish Council has no objection to this application and gives its support if the new rooflight matches the existing ones.

ii. 17/03030/LBC - Works to replace five windows and one door on the rear of the property - Ty Garreg Plealey Shrewsbury Shropshire SY5 0UY

Comment: The Parish Council supports this application. There will be minimal impact to the character of the building and will improve the appearance.

iii. 17/03099/FUL - Erection of one replacement dwelling - Little Orchard Lea Cross Shrewsbury Shropshire SY5 8JE

Comment: The Parish Council supports this application. The replacement dwelling is of a similar footprint and design and will have reduced maintenance costs.

iv. 17/03489/LBC - Installation of new glazed doors to annex affecting a Grade II Listed Building - Callow Barn Halston Pontesford Shrewsbury Shropshire SY5 8JQ

Comment: The Parish Council supports this application. There is minimal change and is in keeping with the existing barn and will have little or no impact on the existing farm house.

v. 15/05576/OUT - Outline application (to include access) for mixed-use development to include residential, provision of a retail unit, new day care centre, community building and public green space - Land To The North Of Hall Bank Pontesbury – reconsultation

Comment: With reference to the email from the Planning Officer to the Parish Council it has been agreed to reluctantly maintain the Parish Council's support in principle for this application on the basis of the advice that the planning authority does not consider that it would be able to secure the construction of a community hub as part of a Section 106 agreement. The Parish Council acknowledges the applicants offer to provide a serviced site to allow the construction of a community building of approximately 280m². The Parish Council's support is given on the basis

that the offer of a serviced site is formalised and that the Parish Council welcomes an early meeting with Shropshire Homes to discuss the detail.

78.17 APPLICATIONS FOR TREE PRESERVATION ORDERS

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

- i. **17/03002/TPO - To fell 1 No. Purple Beech protected by Town and Country Planning Act 1990. Town and Country Planning (Trees) Regulations 1999. Shrewsbury & Atcham - 29 Brook Road Pontesbury Shrewsbury Shropshire SY5 0QZ**

It was noted that this application had already been refused.

79.17 DATE OF NEXT MEETING

4th September 2017 at 6.30pm in Pontesbury Public Hall

Meeting closed at 7.30pm

Signed.....
Chair

Date.....