

**PONTESBURY PARISH COUNCIL**  
**Meeting of Planning Committee**  
**Held at Pontesbury Public Hall**  
**3<sup>rd</sup> December 2018 at 6.30pm**

**PRESENT**

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

**Members of the public present:** Twelve members of the public present

**In attendance:** Cllr N Hignett, Cllr C Robinson

**CLERK:** Debbie Marais

**123.18 APOLOGIES FOR ABSENCE**

Cllr D Gregory and Cllr B Morris

**124.18 DECLARATIONS OF INTEREST AND DISPENSATIONS - None**

**125.18 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 12th November 2018 be approved and signed as a correct record.

**126.18 PUBLIC QUESTIONS AND COMMENTS**

a) Agent for applicants and application 18/05272/OUT on the agenda, wished to give the following information;

- The current application uses the existing access to Woodfield rather than a new access as promoted at pre-application stage.
- The siting of the dwelling is a self-contained location, currently a muck heap rather than using the paddocks which are used for the successful equestrian business.
- Other sites for the dwelling had been considered but the access was more problematic.
- Page 6 of the planning statement illustrates that the surrounding properties are also set back from the road with long drives off the highway, so the proposed dwelling is in keeping with the character of the norther area of Cruckton settlement.

b) Resident of Cruckton wished to check what the process was for notification of neighbouring residents of sites with planning applications. The Chair responded that usually neighbouring residents who have expressed an interest in an application would be notified, but that this was a courtesy by Shropshire Council not a legal requirement. He reminded attendees that all planning applications affecting Pontesbury Parish are listed on the Pontesbury Parish Council website.

c) Resident of Hanwood wished to comment on application 18/05388/FUL. He noted that;

- There was no site notice on the proposed site
- Reports relating to the impact of ammonia/manure on surrounding properties as part of the re-submitted application did not mention the impact on the 25 houses being built on the telephone exchange site in Hanwood, which is within quarter of a mile of the proposed site for the egg production unit.

d) Resident of Cruckton wished to comment on application 18/05388/FUL. The speaker commented that;

- In his opinion the transport issues had not been addressed adequately.

- The amount of movements on the lane leading to the site would be nearer 500 rather than the 100 submitted.
- The prevailing wind had not been taken into consideration in the ammonia report
- He was concerned about pollution of the brook and rodent infestations and the impact this would have on neighbouring properties.

e) Resident of Cruckton wished to put forward the following comments in relation to 18/05388/FUL

- In his opinion, statements in the reports relating to the number of deliveries for egg collections were misleading.
- Concern that the drainage test was done during dry weather and would not give an adequate reflection of the impact on drainage at other times of the year.
- Concern that there was no mention of the main sewer that runs through the site and that the passing lay-by for vehicles attending the site was not included in the application.
- He wanted to highlight the fact that the proposed site was less than 650m from neighbouring Hanwood and less than 500 m from the school in Hanwood and the new houses being built there.

f) Agent for applicants and application 18/05272/OUT responded to comments raised;

- Reports included in the application have been produced by independent experts and address all of the concerns raised about the previous application.
- He would follow up the site notice
- The new homes in Hanwood had been taken into consideration, however this matter would be examined further
- The location of the lay-by will be agreed with a Shropshire Council Highways Officer
- The ammonia report concluded that there would be no significant impact on neighbouring properties and that the prevailing wind had been taken into account
- The drainage investigations were done as requested following the relevant Planning Committee meeting

#### **127.18 AONB CONSULTATION**

This matter was deferred until the full Parish Council meeting on 10/12/18 in order to receive any issues raised by the local branch of the AONB at their meeting on 4/12/18.

#### **128.18 SHROPSHIRE LOCAL PLAN REVIEW**

It was **RESOLVED** to delegate authority to Clerk, Cllr A Hodges, Cllr D Fletcher and Cllr N Hignett to investigate this complex matter further and report back to the January Planning Committee meeting.

#### **129.18 PRE-APPLICATION CONSULTATION PROTOCOL**

It was **RESOLVED** that the group looking at the Local Plan review would also consider this related protocol and report back to the January Planning Committee meeting.

#### **130.18 PLANNING DECISIONS**

A schedule of decisions made between 6<sup>th</sup> and 27<sup>th</sup> November 2018, in relation to applications for development within the Parish Council's area, was received. **RESOLVED: That the schedule be noted.**

#### **131.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA**

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

a) 18/05388/FUL | Erection of a free range egg production unit for 16,000 birds including silos and all associated works (re-submission) | Proposed Poultry Unit North Of Cruckmeole Farm Cruckmeole Shrewsbury Shropshire

**Comment: The Parish Council objects to this application for the following reasons.**

- **Whilst the Parish Council supports the principle of farm diversification, it has to take into account the strength of local views with regard to the negative impact the proposed site will have on the amenity of the local community, including noise and smell**
- **The proposed site is not adjacent to existing farm buildings but in open countryside. This will have a significant negative impact on the landscape character of the area, including parkland which is one of several legacies of Cruckton Hall estate which give Cruckton its distinctive character**
- **The Parish Council has issues of concern relating to access and highways especially proximity to bridge.**
- **Current policy states that such a development should not be within 200m of neighbouring properties - existing reports do not adequately investigate the impact of the development on residents of neighbouring properties that will be within 146m of this proposed site**

b) 18/05120/FUL | Erection of garden room/porch following demolition of existing conservatory | The Wain House Habberley Shrewsbury Shropshire SY5 0TP

**Comment: The Parish Council supports this application as the proposed development will enhance the appearance and is more in keeping with the this former farm building. The Parish Council recommends that the materials used need to be sympathetic to the surrounding properties.**

c) 18/05272/OUT | Outline application for the erection of a single plot affordable dwelling to include means of access | Proposed Affordable Dwelling North East Of Cruckton Shrewsbury Shropshire

**Comment: The Parish Council supports this application because;**

- **A local connection has been established**
- **The Parish Council in accordance with views of local people, are very much of the opinion that properties along the Montgomery road, including the proposed site are part of the settlement of Cruckton.**
- **We note with approval the use of the existing access.**

d) 18/05095/FUL | Erection of replacement dwelling and detached garage; formation of vehicular access | Hill Cottage Top Road Pontesbury Shrewsbury SY5 0YE

**Comment: The Parish Council objects to this application as although there are improvements to the design of the proposed dwelling, it is still considerably more than the suggested 50% increase to the existing cottage footprint, which is therefore not in keeping with current planning policies. The applicant has not provided a good enough case to justify the serious departure from current policies on replacement dwellings in open countryside.**

e) 18/05234/FUL | Application under Section 73A of the Town and Country Planning Act 1990 for the change of use from a dwelling house C3 to a House in multiple Occupation (HMO) C4 (retrospective) | Engine House Cruckmeole Shrewsbury Shropshire SY5 8JN

**Comment: The Parish Council supports this application and the comments of the Public Protection officer about issuing a licence, however given the number of people occupying the**

dwelling there is no safe route to the nearest pavement in the direction of Hanwood. We would recommend that Shropshire Council Highways consider the need to install a pavement for safe passage of pedestrians.

F)18/05380/FUL | Single storey extension and alterations to dwelling | 9 Station Road Pontesbury Shrewsbury SY5 0QY

**Comment: The Parish Council supports this application as the proposed development includes minimal changes to the previously approved application**

**132.18 APPLICATIONS FOR TREE PRESERVATION ORDERS –** To consider submitting comments and/or objections on the following applications received for planning consent:

i. 18/05218/TPO | Sycamore (T1) - crown reduce by approximately 80% as part of continuing management to preserve and nurture natural seedling regeneration of oak, ash and birch protected by Shropshire Council (Land at Brook Coppice North, Habberley) TPO 2018 | Land At Nodding Bank Habberley Shrewsbury Shropshire SY5 0SQ

**Comment: The Parish Council supports this application as it will assist natural seedling regeneration in the area.**

ii. 18/05249/TPO | To prune back by 20% one Sycamore Beech Tree and prune back overhanging branches of one Oak Tree protected by | Snaresbrook Shrewsbury Road Pontesbury Shrewsbury Shropshire SY5 0QA

**Comment: The Parish Council supports this application for much needed pruning work to safeguard the neighbours amenity and prevent damage to the roof of the neighbouring property.**

### **133.18 NEIGHBOURHOOD PLAN**

Cllr A Hodges gave a verbal update. The group is still gathering responses and the aim is to have something ready for the Inspector by the end of 2019.

### **134.18 DATE OF NEXT MEETING**

7<sup>th</sup> January 2019 at 6.30pm at Pontesbury Public Hall.

**Meeting closed at 8.15 pm .**

**Signed.....  
Chair**

**Date.....**