

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
4th December 2017 at 6.30pm

PRESENT

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

Six members of the public present

In attendance: Cllr R Evans and Cllr S Lockwood

CLERK: Kate Davies

111.17 APOLOGIES FOR ABSENCE

Cllr D Ryder – Personal reasons & Cllr D Gregory

112.17 DECLARATIONS OF INTEREST AND DISPENSATIONS

None

113.17 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Planning Committee meeting held on the 6th November 2017 be approved and signed as a correct record.

114.17 PUBLIC QUESTIONS AND COMMENTS

Cllr C Sandells spoke as the Parish Councillor for Cruckton Ward and asked for the Planning Committee to support the proposed affordable dwelling north west of Terrace Farm, Cruckton to provide housing for a local family.

Mr Robinson stated that he had been co-opted to the Parish Council but would not be officially on the Parish Council until next Monday. He stated that he would like to support the principle of development but the previously plot was more suitable. He was opposed to the height of the building which is higher than the other buildings which are all single storey.

A member of the public advised that the proposed dwelling at Cruckton was no higher than any other house in the area and the surrounding buildings.

The applicant for the new dwelling in Plealey confirmed that she had sent a presentation to the Committee members, which they had all received. The presentation was an update to the one previously sent and it provided an update following the Parish Council's pre-application comments from June. The key points were summarised. The site should be considered as infill. Planning policy allows use of a redundant infill site which is also a brown field site as it was previously a builder's yard. Unused brown field sites should be considered for development. The applicant has worked closely with the Conservation Officer who has made initial positive comments and the Highways comments support the plans to improve the visibility. Local residents' comments, on the planning portal, are all positive particularly relating to the improved visibility and look of the site. It is a modest

sized house – 160 sq metres. The proposals respect the privacy of the neighbours in the siting of the windows. Significant work has been done to advise the neighbours including an open weekend. The site is within the Conservation Area and in open countryside but should be considered as an exemption site as an infill brown field site.

The Chairman asked a question relating to the Conservation Officer's reservations about amenity space for the new dwelling and existing house.

The applicant advised that there is sufficient space behind the house.

Stuart Thomas, from Berrys, confirmed that there have been discussion with planning officer and he does not believe that development of this site sets a precedent for development in open countryside.

Stuart Thomas from Berrys then spoke on the application for land south of Holly Cottage advising that this is the third design and hopefully the final one. They believe they have the support of the planning officer and have prepared recommendations based on the community wishes. This is a significant redesign which has a traditional feel. Details have been provided on how the property sits next to the existing properties and it is more in keeping with the existing properties.

115.17 PLANNING DECISIONS

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

RESOLVED: That the schedule be noted.

116.17 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

a) 17/05382/FUL - Erection of 1No dwelling, formation of vehicular access and installation of package treatment plant - Proposed Dwelling North West Of 5 Plealey

Comment: The Parish Council supports the application. Whilst accepting that in planning terms this site is technically in open countryside this plot is considered an infill plot within the village setting. The Parish Council supports the statement that this site is also a brown field site due to its current use as a builder site. The proposed dwelling is modest in comparison to the plot size and it is sympathetically designed with reference to the surrounding properties, particularly the listed buildings.

The proposal will significantly improve the appearance of the site and therefore the visual amenity of the neighbours. Due to the site being within the Conservation Area the Planning Committee considered the design very carefully. It is noted that the Conservation Officer has stated that there is overdevelopment of the plot which is potentially obtrusive and there will not be sufficient amenity space remaining for no 5. However the Parish Council understands that there is ample space behind no 5 which is not clear on the plans provided. The design of the gable end could be modified to add additional detail to the proposed blank wall, taking into account the Conservation Officers comments to improve the visual appearance of a dwelling in a Conservation Area. The Conservation Officer has also raised further concerns about the design of the front and back of the dwelling however the Parish Council considers that the back of the dwelling is not out of place with the existing houses. The large extension on no 5 is mirrored in the new dwelling. The proposed design of the front and back of the proposed dwelling appears to mirror the neighbouring properties and the porch mirrors the listed Plealey House. The applicant has

proactively consulted the community and local residents' support appears to be given as there are no objections and only comments of support.

There is a significant planning gain because this village does not have a 30mph limit and the improved visibility when the existing hedge, on a bad corner, is removed will be a benefit to local residents and drivers through the village. This is regularly used by commuters to Shrewsbury.

Taking into consideration all the planning material considerations for this application, the Parish Council wishes to clearly state that it does not consider that this sets a precedent for future open market development in open countryside because of all the clear reasons given above.

b) 17/05574/FUL - Erection of pheasant incubation and hatching shed, four pheasant sheds and runs, three poultry sheds and formation of access tracks (re-submission) - Game Farm And Premises Stiperstones Game Farm Habberley Shrewsbury Shropshire SY5 0SQ

Comment: The Parish Council supports this application. The proposal will make this a more viable business and it is an appropriate use of the land.

7.30pm Cllr J Pritchard left the meeting during the following agenda item.

c) 17/05333/FUL - Erection of an affordable dwelling, associated garage and installation of septic tank - Proposed Affordable Dwelling NW Of Terrace Farm Cruckton

Comment: The Parish Council strongly supported the previous application 17/02233/FUL, which was refused by Shropshire Council, and in principle supports this new application but the planning officer's recommendation that this site is preferred to the previous site is not supported by the Parish Council. The previous site by Terrace Farm was supported by the community and the Parish Council and the interpretation of the Planning Policy relating to named settlements for this applicant should be reconsidered and the original site by Terrace Farm was the preferred site for the Parish Council and the community. There are local concerns about the height of the proposed dwelling on this site and this should be taken into consideration.

d) 17/02347/REM - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/00397/OUT for the erection of 1No dwelling - South Of Holly Cottage Pontesford Hill Pontesbury – reconsultation (Shropshire Council confirmation of reconsultation awaited – information provided by Berrys)

RESOLVED to suspend Standing Orders to allow the agents to speak.

Stuart Thomas from Berrys provided additional information about the new plans and confirmed that this is a planning application for only one dwelling and would need planning permission to change to two dwellings.

RESOLVED to resume Standing Orders.

Comment: Pontesbury Parish Council maintains its objection to this application. The revised plans have not still not substantial altered the overall size of the property and therefore the basis for the Parish Council's objections remain. In addition to the previous comments it is requested that the slate roof tiles are replaced with red clay tiles and the vehicular access

must stay as it currently is. The Parish Council welcomes a new application based on all the comments previously made.

- e) **17/00491/FUL - Erection of two storey extension; internal alterations and re-configuration; erection of double garage with office above and storage shed with garden area - Halston Farm Cottage Pontesford Shrewsbury Shropshire SY5 8HT**

RESOLVED to leave until the next meeting due to time constraints.

117.17 APPLICATIONS FOR TREE PRESERVATION ORDERS

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

- i. **17/05399/TPO - Crown lift from road 4-5 metres, prune back from street light, crown thin by 10% and reduce from house by 20% 1no Birch tree protected by Town and Country Planning Act 1990. Town and Country Planning (Trees) Regulations 1999. Shrewsbury & Atcham - 11 Brook Road Pontesbury SY5 0QZ**

Comment: The Parish Council supports this application for necessary work in order to increase light from the street light and reduce the encroachment to the house.

- ii. **17/05400/TPO - Crown lift to approximately 2 metres a group of Conifers protected by Town and Country Planning Act 1990. Town and Country Planning (Trees) Regulations 1999. Shrewsbury & Atcham - Gwynfa Brookside Pontesbury SY5 0RX**

Comment: The Parish Council supports this application for necessary maintenance work and to improve road safety.

118.17 SHROPSHIRE LOCAL PLAN REVIEW – PREFERRED SCALE AND DISTRIBUTION OF DEVELOPMENT –

The Planning Committee considered the draft response to the consultation which had been prepared by Cllr D Fletcher and Cllr A Hodges in liaison with the Clerk.

RESOLVED to APPROVE the draft as a recommended response for consideration at December’s Full Council meeting.

119.17 NEIGHBOURHOOD PLAN

No update – meeting towards end of January.

120.17 DATE OF NEXT MEETING

2nd January 2018 at 6.30pm in Pontesbury Public Hall

Meeting closed at 8.25pm

Signed.....
Chair

Date.....