

**PONTESBURY PARISH COUNCIL  
Meeting of Planning Committee  
Held at Pontesbury Public Hall  
3<sup>rd</sup> July 2017 at 6.30pm**

**PRESENT**

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

**Three members of the public present**

**In attendance:** Cllr R Evans – Shropshire Councillor

**CLERK:** No present

**62.17            APOLOGIES FOR ABSENCE**

Cllr N Lewis – Personal commitment  
Cllr D Gregory – Personal commitment  
Kate Davies – Clerk - unwell

**63.17            DECLARATIONS OF INTEREST AND DISPENSATIONS**

None

**64.17            MINUTES OF COUNCIL**

The minutes were submitted and circulated as read.

**RESOLVED** that the minutes of the Planning Committee meeting held on 5<sup>th</sup> June 2017 be approved and signed as a correct record.

**65.17            PUBLIC QUESTIONS AND COMMENTS**

A member of the public spoke in support of application 17/02910/OUT for a holiday let at Pontesbury Hill suggesting that there was no clear policy guidance for it.

**66.17            PLANNING DECISIONS**

A schedule of decisions made between 31<sup>st</sup> May 2017 to 26<sup>th</sup> June 2017, in relation to applications for development within the Parish Council's area, was received.

**RESOLVED:** That the schedule be noted.

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

- i. **17/02910/OUT - Outline application (all matters reserved) for the erection of one (permanent) holiday let unit - Proposed Holiday Let Accommodation At Pontesbury Hill Shrewsbury**

Comment: The Parish Council objects to this application. Although within reasonable distance of facilities in Pontesbury it is outside the development boundary. It is not part of an existing business and the need for additional accommodation in the area has not been clearly established.

***Cllr J Pritchard declared a possible interest in the above application and abstained from voting.***

- ii. **17/02589/OUT - Outline application (all matters reserved) for the erection of a detached dwelling with domestic garage - The Chestnuts Cruckton Shrewsbury SY5 8PW**

Comment: The Parish Council objects to this application. Although part of Cruckton settlement and therefore not an isolated development it is in open countryside as defined by SAMDev and there are no other material planning matters which outweigh this consideration.

- iii. **17/02611/VAR - Variation of condition 7 of planning permission SA/96/0790 (OUTLINE) SA97/0178 (RESERVED MATTERS) Removal of agricultural occupancy condition to enable the property to be disposed of on the open market - Vesson's View Stiperstones Game Farm Habberley Shrewsbury SY5 0SQ**

Comment: The Parish Council appreciates that the size of the property has contributed to the lack of interest shown in the sale of the property with the existing restriction. However the Parish Council is anxious that the possible removal of this restriction does not establish a precedent to be used by others. Bearing in mind these comments the Parish Council will accept the decision of the Planning Officer to be made in a fair and equitable manner.

- iv. **17/02517/FUL - Alterations and extensions to include creation of balcony to side, creation of pitched roof over existing flat roof dormers, replace garage roof with pitched roof, erection of a single storey extension and various other works - Hillcrest Polesgate Pontesbury Hill Shrewsbury Shropshire SY5 0YL**

Comment: The Parish Council supports this application. The proposed changes to the dormer window will give the property a more balanced appearance and the overall impact of the proposed changes will not alter fundamentally the character of the building. The siting of the sizeable balcony, overlooking the large garden, will not adversely affect the privacy of neighbours.

- v. **17/02570/FUL - Construction of a new pumping station and access road to serve residential development - Land West Of Telephone Exchange Hanwood Shrewsbury**

Comment: The Parish Council supports this application. Although we have reservations about extending the site boundary in the direction of Cruckmeole, this is a relatively small, adequately screened structure which is a necessary part of the development.

vi. **17/02708/FUL - To raise roof height of approved front extension - Ilex Brookside Pontesbury Shrewsbury SY5 0QF**

Comment: The Parish Council supports this application. The proposed height increase will not make a great change to the existing planning permission for the extension. It is still a little below the roof apex and remains sufficiently distant from the properties opposite so as not to affect their privacy.

***Cllr J Pritchard left the meeting at 7.30pm***

vii. **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 Shrewsbury Shropshire – reconsultation**

Draft comments were prepared for consideration by Full Council on 10<sup>th</sup> July 2017.

viii. **17/02842/FUL - Erection of a primary agricultural workers dwelling with detached double garage - Proposed Agricultural Workers Dwelling At Oakfield Farm Cruckton Shrewsbury**

Comment: The Parish Council supports this application. In terms of farm management and impact on the countryside it is a better site than the one suggested at a pre-application meeting with the Parish Council. As a well-established business, including a small farm shop, the Parish Council is happy to support this application as a means of helping to secure the future of the business. The size is appropriate for a primary worker and family and business needs. The design details reflect the nearby buildings. Existing hedges, proposed landscaping and siting of the garage will safeguard privacy of neighbours and afford some screening from the farm buildings.

**68.17 APPLICATIONS FOR TREE PRESERVATION ORDERS**

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

i. **17/02597/TPO - Prune back one Oak tree by 20% from patio area, upper and lower crown, tidy crown and remove dead wood protected by Shrewsbury and Atcham Borough Council (South Pontesbury) TPO 2005 - Newdale Rosemary Way Pontesbury Shrewsbury Shropshire SY5 0RW**

Comment: The Parish Council supports this application. The proposed works constitutes appropriate maintenance to safeguard the future life of the tree and amenity of the owner.

ii. **17/02598/TPO - 1no Ashtree - prune lower branches by 20%; 1no Hawthorn - remove overhang and dead wood protected by Shrewsbury & Atcham Borough Council (Main Road, David Ave and Chapel Street, Pontesbury) Tree Preservation Order 2005 - Breidden Cottage Shrewsbury Road Pontesbury Shrewsbury Shropshire SY5 0QA**

Comment: The Parish Council supports this application. The Ash tree threatens to engulf the neighbours shed. The overhanging hawthorn requires the stated maintenance.

**69.17 NEIGHBOURHOOD PLAN**

There was no update available. Projected meetings had been held up by recent council elections.

**70.17 DATE OF NEXT MEETING**

7<sup>th</sup> August 2017 at 6.30pm in Pontesbury Public Hall

**Meeting closed at 8.30pm**

Signed.....  
Chair

Date.....