

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
2nd July 2018 at 6.30pm

PRESENT

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

One member of the public present

In attendance: Cllr R Evans, Cllr N Hignett,

CLERK: Debbie Marais

70.18 APOLOGIES FOR ABSENCE

Cllr D Ryder for personal reasons

71.18 DECLARATIONS OF INTEREST AND DISPENSATIONS

Cllr J Pritchard expressed a personal interest in Agenda item 8.2 b) and would not take part in discussions under this item.

72.18 MINUTES OF COUNCIL

The minutes were submitted and circulated as read. **RESOLVED that the minutes of the Planning Committee meeting held on the 11th June 2018 be approved and signed as a correct record.**

73.18 PUBLIC QUESTIONS AND COMMENTS

Howard Thorne from Shropshire Homes presented to the Planning Committee plans showing the amenity areas on the proposed Hall Bank development that it was hoped that the Parish Council would take responsibility for once the development was completed. Ownership of the areas would transfer to the Parish Council with a management fee of £65,000 (which was felt to represent a realistic fee for 20 years management). Mr Thorne also presented a Management Plan for a wildlife corridor (to protect a badger sett alongside the development) which would be managed by Shropshire Homes for 5 years following completion of the development and then transfer to the Parish Council.

74.18 WOODLAND PROTECTION PLAN FOR PONTESFORD HILL – an update was received from the Clerk following discussions with Stephen Shields (Shropshire Council Tree Officer). Mr Shields was seeking a TPO for all of the woodland on the hill, not managed by Shropshire Wildlife Trust. This would ensure that Mr Shields would be alerted to any proposed changes/felling planned on those plots of woodland. **Report Noted.**

75.18 PLANNING DECISIONS

A schedule of decisions made between 5th – 25th June 2018, in relation to applications for development within the Parish Council's area, was received. **RESOLVED: That the schedule be noted.**

76.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

a) 18/02568/FUL | Application under Section 73A of the Town and Country Planning Act 1990 for the erection of new boundary walls | Paupers Tarry The Bank Pontesbury Hill Road Pontesbury Shrewsbury Shropshire SY5 0XX

Comment: The Parish Council supports this application as with the information available and own observations, on balance there is improved visibility with regards to access to the site. The previous walls were in great need of repair so road safety is improved.

b) 18/02287/FUL | Erection of an extension to an existing cattle building | Malehurst Farm Malehurst Minsterley Shrewsbury Shropshire SY5 0BX

Comment: The Parish Council supports this application as it is much needed to retain the viability of the farm business and the impact on neighbouring properties is not significantly increased.

c) 18/02297/FUL | Erection of 2 detached dwellings with associated garages | Proposed Residential Development East Of The Warehouse Pontesford Hill Pontesbury Shropshire

Comment: The Parish Council supports this application despite its being outside the development boundary, for the following reasons;

- We note that the site already has outline planning permission for 3 houses. This application for 2 houses is a preferable option
- There is improved access to the site compared to the previous application
- The site is a brownfield site in much need of redevelopment

d) 18/02816/FUL | Erection of two storey side extension | 2 Police Houses Minsterley Road Pontesbury Shrewsbury Shropshire SY5 0QH

Comment: The Parish Council supports this application as there will be no significant negative impact on the amenity of the neighbouring property such as overlooking and the size of the extension is proportionate to the size of the existing property.

e) 18/02706/FUL | Erection of single storey extension, formation of bay window, formation of steps and internal and external alterations | Sibberscote Manor Shorthill Lea Cross Shrewsbury SY5 8JF

Comment: The Parish Council supports this application for the following reasons;

- There is no significant impact on neighbouring properties
- The siting of the extension has no significant impact on the appearance of the property
- The proposed development will improve the amenity of the occupants in terms of lighting and enable greater enjoyment of the garden areas
- The scale of the proposed extension is minimal in relation to the existing property
- No significant impact on setting of listed building or character of surrounding landscape

f) 18/02707/LBC | Internal and external alterations including removal of partition walling; replacement window; alterations to existing windows; formation of bay window; works to facilitate the erection of single storey extension; formation of courtyard | Sibberscote Manor Shorthill Lea Cross Shrewsbury SY5 8JF

Comment: The Parish Council supports this application as there is limited impact on the the character of the Listed Building and its setting. Appropriate materials are proposed and the window replacements give greater uniformity across the building, giving a more pleasing visual appearance

- g) 18/00644/VAR | Variation of conditions 5 and 6 attached to planning permission 17/05054/FUL dated 12/12/2017 (Erection of three affordable dwellings) to remove reference to affordable to allow dwellings to be sold on the open market. | 28 Linley Avenue Pontesbury Shrewsbury Shropshire SY5 0TE**

Comment: The Parish Council supports the variation of conditions stated in application 18/00644, In the light of additional information being made available, namely, that proceeds from the sale of the dwellings will be re-invested to provide low-cost housing locally.

- h) 18/02282/FUL | Change of use of field to the siting of 5 camping pods and 2 shepherds huts | Site Adjacent Cedar Lees Habberley Shrewsbury Shropshire SY5 0TP – Further information provided.**

Comment: The Parish Council are happy with the landscaping plan submitted and the retention of the roadside hedge to the south of the plot. The council would hope that all structures will be pod style in design (as image show for CP2 on submitted plans) and not structures that will resemble log cabins or lodges

- i) 18/02793/FUL | Partial conversion of ground floor to create self contained 2bedroom flat | 1 Nox Bank Cruckton Shrewsbury Shropshire SY5 8PT**

Comment: The Parish Council supports this application as it has no significant impact on neighbouring properties, uses matching materials and provides much needed accommodation for an elderly relative.

- j) Management of Amenity areas and wildlife corridor on proposed Hall Bank development.**

Comment: The Planning Committee will recommend to full Parish Council that responsibility for amenity areas and wildlife corridor should pass to Pontesbury Parish Council when the development is completed (amenity areas) and five years after development is completed (Wildlife corridor)

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

- i. 18/02722/TCA | Reduce by 30% and re-shape Cherry (T2) & prune by 20% and take in sides of Cherry (T3) within Plealey Conservation Area | Red House Barns 1 Plealey Shrewsbury Shropshire SY5 0XA**

Comment: The Parish Council supports this application for much needed maintenance

- ii. 18/02835/TCA | To remove 3No Ash trees (B,C& D on plan) and 2No Goat Willow trees (A&E) within Habberley Conservation Area. | Peartree Cottage Habberley Pontesbury Shrewsbury Shropshire SY5 0TW**

Comment: The Parish Council supports this application. Whilst it has no strong feelings it questions the need to demolish all five trees.

78.18 NEIGHBOURHOOD PLAN

Cllr A Hodges gave a verbal update. The steering committee had a very successful stand at the village church fete with views gained from more than 80 local people. The date of the next meeting of the Steering Group is Wednesday 4 July, 7.30pm at Mary Webb School.

79.18 DATE OF NEXT MEETING

6th August 2018 at 6.30pm at Pontesbury Public Hall

Meeting closed at 8.30pm.

Signed.....
Chair

Date.....