

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Cruckton Village Hall
11th June 2018 at 6.30pm

PRESENT

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

Six members of the public present

In attendance: Cllr R Evans, Cllr N Hignett, Cllr C Sandells

CLERK: Debbie Marais

57.18 ELECTION OF CHAIRMAN

It was proposed by Cllr D Fletcher and seconded by Cllr N Lewis and

RESOLVED to appoint Cllr A Hodges as Chair for the forthcoming year

58.18 APOLOGIES FOR ABSENCE

Cllr B Morris for personal reasons

59.18 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.

60.18 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Planning Committee meeting held on the 30th April 2018 be approved and signed as a correct record.

61.18 PUBLIC QUESTIONS AND COMMENTS

Member of the public wanted to comment about planning application 8.2 b) on the agenda. As a neighbour to the property she wished to make the following points;

- i) The application proposed development of open countryside – a wooded area would be a better location
- ii) The development would put additional pressure on country lanes around Habberley which are already busy roads
- iii) The development would put additional strain on water supply pressure where there are already issues
- iv) There are insufficient details presented as part of the application

A second resident wished to add the following concerns;

- i) Concern about noise levels for surrounding properties
- ii) Concern about extra traffic on very narrow roads around the proposed development
- iii) Concern about health & safety of pedestrians walking along narrow, winding, busy rural lanes
- iv) Concern about escalation of caravan park and camping site and the visual impact of such development in a conservation area around the Grade 2 listed building – Habberley Hall. Such a development may set a precedent for other similar proposals in other picturesque villages in Shropshire.

The applicant for 8.2 b) made the following responses to comments made.

- i) The proposed development will be screened carefully
- ii) A minimum stay of two nights should reduce traffic to and from the site
- iii) Target market are mainly mountain bikers who are already coming to the local forest area and AONB anyway, using local roads. Accommodation may increase money being spent in local shops/services
- iv) There will be a policy in place to reduce noise levels

62.18 PROPOSED FOOTPATH DIVERSION 0427/51/1 (part) / 0431/66A/1 (part) in the Parishes of Minsterley & Pontesbury at Poulton Farm

Comment: The committee wished to support the diversion as it will have no significant adverse effect on users of the footpath and will increase the security of the farm buildings.

63.18 WOODLAND PROTECTION PLAN FOR PONTESFORD HILL – raised at full parish council meeting on 14th May and delegated to the planning committee for discussion following local concern expressed about the future management of the woodland areas up for sale.

Comment: The committee wished to support a Tree Preservation Order being placed on the woodland as a whole as an interim measure and would strongly support a management plan being put in place which would control how the woodland was managed in the future.

64.18 HALL BANK - UPDATE ON CO-OP LICENSING APPLICATION

The committee **RESOLVED to retrospectively approve the decision to withdraw the objection to the licensing application on the grounds that it was for the same hours as the current license and the licensee (Shropshire Council) had no objection to the application.**

65.18 PLANNING DECISIONS

A schedule of decisions made between 25th April – 4th June 2018, in relation to applications for development within the Parish Council's area, was received.

RESOLVED: That the schedule be noted.

66.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

a) 18/02238/FUL | Erection of detached dwelling. | Plot Adjoining Dalewood Shrewsbury Road Pontesbury Shrewsbury Shropshire

Comment: The Parish Council supports this application as there will be no significant adverse impact on neighbouring properties and notes that access will be maintained for the Public Hall. The Parish Council would recommend adequate soundproofing be put in place due to the proximity to the hall.

b) 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

Comment: The Parish Council supports this application with the following recommendations;

- i) Strongly support the retention of the high hedge along the southern boundary to screen the development
- ii) Applicant provides further detail about the size and siting of the pods
- iii) Applicant provides a detailed landscape plan to minimise the impact of the development

c) 18/02189/LBC | Construction of tennis court with fencing, outdoor swimming pool, conversion of outbuilding to a domestic annex, and installation of septic tank including change of use of land to domestic curtilage affecting a Grade II Listed Building | Sibberscote Manor Shorthill Lea Cross Shrewsbury SY5 8JF

Comment: The Parish Council supports the application as the proposed changes will not significantly impact on the heritage value of the existing property or setting.

d) 18/02188/FUL | Construction of tennis court with fencing, outdoor swimming pool, conversion of outbuilding to a domestic annex, and installation of septic tank including change of use of land to residential curtilage | Sibberscote Manor Shorthill Lea Cross Shrewsbury SY5 8JF

Comment: The Parish Council supports the application as there will be negligible impact on neighbouring properties or landscape setting.

e) 18/02412/ADV | Replacement signage and erection of new sign (part retrospective) | Wynstay Group The Old Smelting Works Pontesford Shrewsbury Shropshire SY5 0UB

Comment: The Parish Council supports this application as there is no significant difference to the existing sign in terms of size and therefore there will be no adverse effect on road safety.

67.18 APPLICATIONS FOR TREE PRESERVATION ORDERS

None.

68.18 NEIGHBOURHOOD PLAN

Cllr A Hodges gave a verbal update. The steering committee will have a stand at the village church fete on 23 June 2018 to begin public consultation.

69.18 DATE OF NEXT MEETING

2nd July 2018 at 6.30pm at Pontesbury Public Hall

Meeting closed at 7.30pm.

Signed.....
Chair

Date.....