

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
5th March 2018 at 6.30pm

PRESENT

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

Five members of the public present

In attendance: Cllr R Evans, Cllr N Hignett, Cllr Robinson and Cllr S Lockwood

CLERK: Debbie Marais

19.18 APOLOGIES FOR ABSENCE

None

20.18 DECLARATIONS OF INTEREST AND DISPENSATIONS

Cllr D Gregory declared a personal interest in planning applications 18/00650 and 18/00706 due to close personal friendships with the applicants.

21.18 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Planning Committee meeting held on the 5th February 2018 be approved and signed as a correct record.

22.18 PUBLIC QUESTIONS AND COMMENTS

A member of the public wished to thank the Parish Council for their support previously for her open market dwelling application in Plealey which had been withdrawn. She now wished to ask the Parish Council for their support in confirming a local connection for her current application under Shropshire Council's Affordable Home scheme.

Cllr C Robinson wished to state his objection to the planning application 6.2.g Erection of a free range egg production unit north of Cruckmeole Farm, Cruckmeole on the following grounds;

- Concern about increased traffic by lorries on a narrow road with only 2 passing places
- Potential Smell and flies
- Too near village location
- Salmonella pollution risks due to proximity to brook

Cllr Robinson felt that there wasn't a significant visual impact but for the reasons above there were preferred sitings on the farm for the buildings. He also stated his concern about a lack of site notice.

The Chairman confirmed the presence of a site notice for this application.

Mrs Sandells representing the same application, outlined the need to secure the future of the family farm through diversification and that free range egg production would be a successful business option

and would provide some local employment. She stated that the location of the units had been carefully chosen to provide electricity, avoid other farm enterprises, avoid areas that flood and would mean least impact visually. The agent added that there would be regular testing for salmonella and that the applicant is aiming to minimise the noise from fans in the units. She stated that smaller vehicles (7.5 tonne) were being investigated for egg collection and that feed lorries would only visit fortnightly. This represents less vehicle movement than previously with dairy production on the farm.

Another member of the public spoke on the same application stating that there was new housing to be built close to the proposed site for the egg production units.

A member of the public wished to state his concern about the length of time taken by Shropshire Council before responding to an affordable housing application and that applicants need to be aware that this sort of planning application will not be permitted if there are deemed to be other suitable properties in the area.

23.18 REQUEST FOR CONFIRMATION OF LOCAL CONNECTION RELATING TO THE SHROPSHIRE COUNCIL AFFORDABLE HOUSING SCHEME

A request from Lynette Charles, 5 Plealey, Pontesbury. Shrewsbury. SY5 0UY for Parish Council confirmation of her local connection was considered.

RESOLVED to write to Shropshire Council to confirm Lynette Charles' strong local connection in accordance with Shropshire Council's criteria.

24.18 PLANNING DECISIONS

A schedule of decisions made between 31 January 2018 to 26th February 2018, in relation to applications for development within the Parish Council's area, was received.

RESOLVED: That the schedule be noted.

25.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

a) 18/00506/FUL | Erection of a stable, tack room and storage building | Halston House Pontesford Shrewsbury Shropshire SY5 8JQ

Comment: The Parish Council supports this application as this modest, partially screened, appropriate building has no significant adverse impact on the local landscape or Halston House.

b) 18/00569/FUL | Renovation and extension of redundant cottage with associated infrastructure and installation of package treatment plant | Grinleys Cottage Asterley Minsterley Shrewsbury Shropshire

Comment: The Parish Council supports this application as it will bring into re-use a valuable asset making a valuable contribution to the stock of low-cost dwellings in the Parish and enhance the local landscape.

- c) 18/00464/FUL | Alterations to front gardens and pathway to form shared driveway with Neighbouring property. | Malvenhurst And Gwynfa Greenfields Brookside Pontesbury Shrewsbury Shropshire SY5 0RX**

Comment: The Parish Council supports this application as a precedence has been set with similar parking for adjacent properties and this application will alleviate further the parking problems in the street.

- d) 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 objects to this application as there is a clear shortage of affordable homes in rural areas and so they would not want to see a further decrease in the affordable housing stock available in Pontesbury and the county.

- e) 18/00682/FUL | Erection of first floor extension and garage | Hawthorne Cottage Top Road Pontesbury Shrewsbury SY5 0YE**

Comment: The Parish Council supports this application for an extension as the style and materials are in keeping with the existing building. The Parish Council has no objection in principle to the garage subject to the clarification of an acceptable formal access.

- f) 18/00705/FUL | Erection of a detached dwelling approved under outline consent reference 14/02408/OUT and subsequent reserved matters reference 17/03575/REM submitted due to repositioning on-site and design amendment | Proposed Residential Development East Of The Warehouse Pontesford Hill Pontesbury Shropshire**

Comment: The Parish Council supports this application in order to allow the existing access to the woodlands to continue.

- g) 18/00586/FUL | Erection of a free range egg production unit for 16,000 birds including silos and all associated works | Proposed Poultry Unit North Of Cruckmeole Farm Cruckmeole Shrewsbury Shropshire**

7.30pm Cllr J Pritchard left the meeting

Comment: The Parish Council offers conditional support for this application on the grounds that the proposed business unit is a suitable and necessary diversification to ensure the long term viability of the farm.

The support is conditional on the resolution of the following concerns;

- Access – The Parish Council would wish to see a detailed plan of the sizes of and journey frequencies for visiting lorries
- The Parish Council would wish to see a full environmental assessment of the likely impact on the neighbouring community of noise levels, smells and potential salmonella risk, associated with the proposed siting of the units.

Cllr D Gregory withdrew from the meeting

- h) 18/00650/FUL | Erection of a two storey extension following demolition of existing single storey element and erection of a porch to front | The Grange Chapel Street Pontesbury Shrewsbury Shropshire SY5 0RJ**

Comment: The Parish Council supports this application as the proposed development is well designed and there is no significant impact on the amenity of neighbouring properties.

Cllr D Gregory returned to the meeting.

- i) 18/00708/FUL | Erection of an agricultural silage clamp | Malehurst Farm Malehurst Minsterley Shrewsbury Shropshire SY5 0BX**

Comment: The Parish Council supports this application as the proposed clamp is in keeping with existing buildings and enables greater efficiency of the farm business

- j) 18/00831/FUL | Erection of rear extension and replacement boundary wall to existing dwelling | 3 Manor Gardens Pontesbury Shrewsbury SY5 0RG**

Comment: The Parish Council supports this application as the modest extension is well designed and sited in an unobtrusive position to the rear of the property.

Cllr D Gregory withdrew from the meeting

- k) 18/00706/LBC | Alterations in connection with conversion of agricultural building into one dwelling affecting a Grade II Listed Building | Ashky Barn Lea Cross Shrewsbury Shropshire SY5 8HR**

Comment: The Parish Council supports the application as the conversion as built enhances the heritage value of this group of buildings, but would recommend that the clearly defined doors in the original plans on the roadside elevations are re-installed. The history and character of this former threshing barn has been a little compromised by the changes made to the existing approved plans for these doors.

Cllr D Gregory returned to the meeting.

26.18 APPLICATIONS FOR TREE PRESERVATION ORDERS

None

27.18 NEIGHBOURHOOD PLAN

The Clerk and Councillors were in agreement that urgent publicity is needed to ensure greater community representation on the steering group for the plan.

RESOLVED that Cllr Fletcher, Cllr Hodges in liaison with the Clerk would take this matter forward and report back to the April Full Council Meeting.

28.18 COMMUNITY HUB – to consider internal plans for the community hub (Hall Bank Development)

RESOLVED to add this matter to the agenda for the Extraordinary Parish Council meeting following the Annual Parish Meeting on 12th March.

29.18 DATE OF NEXT MEETING

9th April 2018 at 6.30pm at Mary Webb School & Science College

Meeting closed at 8.22pm.

Signed.....
Chair

Date.....