

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
30th April 2018 at 6.30pm

PRESENT

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Lewis, Cllr B Morris, Cllr D Ryder

Eight members of the public present

In attendance: Cllr R Evans and Cllr S Lockwood

CLERK: Debbie Marais

42.18 APOLOGIES FOR ABSENCE

Cllr J Pritchard

43.18 DECLARATIONS OF INTEREST AND DISPENSATIONS

Cllr D Ryder expressed a personal interest in Agenda item 6 and would leave the room when discussions under this item took place.

44.18 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Planning Committee meeting held on the 9th April 2018 be approved and signed as a correct record.

45.18 PUBLIC QUESTIONS AND COMMENTS

Lynette Charles wished to update the committee on her application for an affordable home at 5 Plealey. The application had been resubmitted and had been accepted as eligible under the Affordable Homes Scheme. The original application had been redesigned to fit within the limitations of the scheme and a small garage had been added. The boundary wall had been amended to a stone wall

46.18 WOODCOTE ROUNDABOUT FUTURE CLOSURE

Martin Follmer from Kier Highways outlined the works due to place at Woodcote Roundabout commencing 11th June. They had been brought forward due to the number of Road Traffic Collisions. The work would take approximately four weeks and involve closing one lane at a time. Those present were asked to assist Kier in informing all of those that may be affected. The Chair thanked Mr Follmer for attending. The committee

RESOLVED to contact Shropshire Council to express their concerns and to object to the proposal in terms of timing and management of the project.

Cllr D Ryder left the room

47.18 PRE-APPLICATION CONSULTATION 17/05709/REM LAND OFF MINSTERLEY ROAD

The agent and architect for the scheme outlined their new proposals taking into consideration areas of objection by the Planning Committee.

It was felt that the design had gone a considerable way towards satisfying the reservations held;

Number of dwellings - had been reduced from 25 to 18.

Open space – had been addressed by the new scheme outline

Failing to relate to building context –the different designs were welcomed. (10 house types which differ in terms of price, design and scale)

Impact on neighbours privacy – the new design has gone some way to safeguard privacy. This would need to be detailed in a robust landscaping plan which addresses the slope of the site.

A further pre-application discussion would be held at a future meeting.

Cllr D Ryder returned to the room.

48.18 REQUEST FOR WAYLEAVE AGREEMENT

The responses to questions raised at the previous planning meeting, which had been previously circulated, were **NOTED**

It was RESOLVED to grant permission for wayleave

49.18 CARVER ST CONSULTATION DOCUMENT FROM SHROPSHIRE COUNCIL – parking restrictions proposed in Carver St

The planning committee felt that it could not support the proposed restrictions for Carver St. Whilst there is sympathy to the very real problems experienced by residents it was felt that the proposed arrangements will simply displace the problems to other areas in the village. There was also a concern raised about how enforceable the restrictions would be. It was

RESOLVED that the committee would respond to Shropshire Council objecting to the proposed restrictions and requesting a village wide review of parking and a subsequent comprehensive policy for parking restrictions throughout Pontesbury.

50.18 18/03576/NEWDEV SHROPSHIRE COUNCIL STREET NAMING & NUMBERING

A request for feedback on street names was discussed and **NOTED**.

Clerk to put forward names which have local meaning including St Thomas and St Anne Way/Close or Exchange and School Way/Close.

51.18 UPDATE ON HALL BANK APPLICATION.

i. Cllr D Fletcher updated the committee on the updated set of internal plans for the community hub building. The changes were **NOTED**.

ii. A license application for the new co-op at Hall Bank was considered.

Comment: The planning committee don't support the application of opening hours of 6am-11pm due to the interests of neighbours amenity particularly at night. Clerk asked to pass feedback to the licensing authority.

iii. Cllr B Morris raised the issue of management of the retail area. The suggestion of setting up a management committee would be taken forward to full council meeting agenda on 14 May 2018.

52.18 PLANNING DECISIONS

A schedule of decisions made between 5th April – 24th April 2018, in relation to applications for development within the Parish Council's area, was received.

RESOLVED: That the schedule be noted.

Cllr D Fletcher wished to note the considerable effort and hard work by the Chair of the Planning Committee.

53.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

a) 18/00267/LBC | Installation of replacement windows and re-open bricked up attic window; repairs to exterior timber framing; removal of damaged render and re rendering; repairs to chimney brickwork; complete redecoration of exterior replacement front door and reinstatement of first floor fireplace affecting a Grade II Listed Building | Innisfree 9 Asterley Shrewsbury Shropshire SY5 0AW

Comment: The Parish Council is pleased to support this application which will give a more unified and pleasing appearance to the whole building.

b) 18/01646/FUL | Erection of single storey rear extension | 1- Earls Court Shrewsbury Road Pontesbury Shrewsbury SY5 0QD

Comment: The Parish Council supports this application of a modest extension, using matching materials which will cause no adverse effect on the neighbours privacy and amenity.

c) 18/01647/FUL | Erection of replacement dwelling and enlarged access following demolition of existing dwelling and out buildings | Hill Cottage Top Road Pontesbury Shrewsbury SY5 0YE

Comment: The Parish Council does not support this application. Whilst it is not against the principle of re-development of the site, the present plans for the site depart from relevant policies in that the proposed dwelling is not sufficiently on the same footprint or sufficiently near enough to the character of the existing property/neighbouring properties.

d) 18/01778/FUL | Erection of 1No affordable dwelling and detached single garage, alterations to existing vehicular access and installation of package treatment plant (revised scheme) | Proposed Affordable Dwelling North West Of 5 Plealey Shrewsbury Shropshire

Comment: The Parish Council strongly supports this application. All previous Parish Council comments have been addressed and much thought has gone into ensuring the design details match the property to neighbouring listed buildings and the surrounding conservation area.

e) 18/01805/FUL | Erection of dormer to rear with roof windows to front elevation | Linleys Plealey Shrewsbury Shropshire SY5 0UX

Comment: The Parish Council does not support this application on the basis that the design is not of a sufficiently high standard for an Area of Outstanding Natural Beauty.

f) 18/00682/FUL | Erection of first floor extension and a motorcycle store (Amended Description) | Hawthorne Cottage Top Road Pontesbury Shrewsbury SY5 0YE

Comment: The Parish Council supports this application as it will not impact on the adjacent access to the old quarry.

54.18 APPLICATIONS FOR TREE PRESERVATION ORDERS

None.

55.18 NEIGHBOURHOOD PLAN

Cllr A Hodges gave a verbal update. There will be a meeting to formally set up a Steering Group on Wednesday 9 May 2018 as sufficient members of the public have shown an interest.

RESOLVED to seek approval for the proposed steering group by full council at the meeting in May.

56.18 DATE OF NEXT MEETING

4th June 2018 at 6.30pm at Pontesbury Public Hall

Meeting closed at 8.40pm.

Signed.....
Chair

Date.....