

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
2nd October 2017 at 6.30pm

PRESENT

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

Two members of the public present

In attendance: Cllr S Lockwood and Cllr R Evans

CLERK: Kate Davies

90.17 APOLOGIES FOR ABSENCE

Cllr D Ryder – Personal reasons

Cllr D Gregory - Holiday

91.17 DECLARATIONS OF INTEREST AND DISPENSATIONS

None

92.17 MINUTES OF COUNCIL

The minutes were submitted and circulated as read.

RESOLVED that the minutes of the Planning Committee meeting held on 4th September 2017 be approved and signed as a correct record.

93.17 PUBLIC QUESTIONS AND COMMENTS

None

94.17 PLANNING DECISIONS

A schedule of decisions made between 29th August 2017 and 22nd September 2017, in relation to applications for development within the Parish Council's area, was received.

RESOLVED: That the schedule be noted.

95.17 PRE-APPLICATION CONSULTATION FROM SHROPSHIRE HOMES LTD – LAND NORTH OF HALL BANK, PONTESBURY.

Representatives from Shropshire Homes attended the Planning Committee meeting and presented proposals for the full planning application for Hall Bank, Pontesbury.

The meeting was advised that the outline application had been agreed in principle and formal approval would be issued as soon as the S106 legal paperwork had been completed. A plan of the proposed site revised layout at Hall Bank, Pontesbury was shown to the Committee.

Summary of main points of proposal

- Approx. 3 acres of open space to the north which is within the flood zone and there is an attenuation pond. The pond is part of the drainage system and will be fenced off.
- In response to Parish Council comments a village green has been included again in the middle of the site.
- The nursery is in the same place as previously planned with 20 parking places of its own.
- There is a retail space.
- There will 30 parking spaces for the shop, community hub and general community use.
- The bus shelter will be relocated. Widening the road by the bus stop is an aspiration but it will be a highways decision.
- There will now be 87 houses which is an increase from the proposed 72.
- The proposal is 14 affordable homes (semi-detached) not flats over the shop. This is a reduction from 18 which included four flats over the shops. The affordable homes will be scattered across the site but perhaps by the community hub.
- Only one entrance in and out of the site which is at the bottom of Hall Bank.
- The retail store, nursery and Community hub has its own entrance but there is a footpath through to this part of the development.
- The road improvements are to be done by Shropshire Council as part of the S106 agreement.
- Variety of house sizes but there are no bungalows.
- Shropshire Homes agreed to fund and build a Community Hub which will be funded from the additional houses and reduction in affordable houses. The external appearance is unlikely to significantly change as it is designed to match the retail unit and the nursery. The internal layout can be amended. It was confirmed that the ownership of the community hub would be transferred to the Parish Council or another body (with conditions) on its completion for a peppercorn amount.

The following informal comments were made by the Planning Committee and answers to questions are also noted:

- The general feeling is that the Parish Council supports the extra 87 houses and the reduced number of affordable houses on the basis that a Community Hub will be built for the community by Shropshire Homes.
- There is a lot of green space.
- There were concerns about the safety aspect of the pond for children and the meeting was advised that it would be fenced. The pool is a necessary part of the drainage scheme.
- Could the existing nursery entrance be used and it was explained that this would not be possible as the access has been agreed as part of the outline application.
- The footpath will probably stay on the outside of the site as there will be maintenance issues.
- The ongoing maintenance costs of the green area will be negotiated with Shropshire Council or the Parish Council and if neither takes responsibility (with a payment from Shropshire Homes) an external company will be used.
- They confirmed that contamination testing has been undertaken.
- The traffic issues in the village were discussed and there were ongoing concerns about the access to the site.
- The Clerk was asked to get an update from Mouchel about proposed highway improvements in the village particular with reference to the Hall Bank site.
- An overview of the Community Hub was provided included a suggested layout and an example of the proposed elevations to match the proposed nursery and shop.
- The importance of having another communal space which can be used by community residents was supported.

- The internal roads are 5.5m (kerb to kerb). There were concerns about the size of the road for the refuse vehicles and it was noted that the dimensions are in line with the national requirements.
- All houses have two car parking spaces or/and a garage.
- Some of the two bed semis after open market.

It was agreed that there would be a public meeting in partnership with the Parish Council, would be organised, to show the community the proposals and ask for input on the uses of a community hub.

96.17 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

i. 17/04250/FUL - Erection of two storey extension - 1 Nox Bank Cruckton Shrewsbury Shropshire SY5 8PT

Comment: The Parish Council supports this application. The site is of a sufficient size and the extension is of an appropriate size with no overlooking issues and it will improve the visual appearance of the property.

ii. 17/04455/OUT - Erection of a detached dwelling and garage following removal of existing bungalow - Davidstow Brookside Pontesbury Shrewsbury SY5 0QF

Comment: The Parish Council supports this application. The existing dwelling is prefabricated and coming to the end of its useful life. As the proposed new dwelling is on the same footprint, the Parish Council supports the proposal which will enhance the surrounding area.

iii. 17/04562/FUL | Erection of single storey extension and alterations to dwelling | 9 Station Road Pontesbury Shrewsbury SY5 0QY

Comment: The Parish Council supports this application for much needed improvement. As the proposed extension is single storey there will be no overlooking issues.

7.30pm Cllr J Pritchard left the meeting.

97.17 PLANNING APPEALS

To consider submitting written representation for the following appeal:

i. 17/02584/REF | Outline application for the erection of a single dwelling (all matters reserved) | 12 Arscott Shrewsbury Shropshire SY5 0XP

This appeal was noted and it was agreed to not comment.

98.17 APPLICATIONS FOR TREE PRESERVATION ORDERS

i. 17/04566/TPO | Application for tree works to include reduce and re-shape by 20% one Purple Beech Tree protected by Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 dated 24th August 2005 | 29 Brook Road Pontesbury Shrewsbury Shropshire SY5 0QZ

Comment: The Parish Council supports this application for this necessary tree work which will improve the amenity of the householder.

99.17 DATE OF NEXT MEETING

6th November 2017 at 6.30pm in Pontesbury Public Hall

Meeting closed at 7.40pm

Signed.....
Chair

Date.....