

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
3rd September 2018 at 6.30pm

PRESENT

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

Members of the public present: Two members of the public present

In attendance: Cllr R Evans, Cllr N Hignett

CLERK: Debbie Marais

93.18 APOLOGIES FOR ABSENCE

Cllr D Ryder for personal reasons, Cllr B Morris and Cllr D Gregory

94.18 DECLARATIONS OF INTEREST AND DISPENSATIONS

None

95.18 MINUTES OF COUNCIL

The minutes were submitted and circulated as read. It was **RESOLVED** that the minutes of the **Planning Committee meeting held on the 6th August 2018 be approved and signed as a correct record.**

96.18 PUBLIC QUESTIONS AND COMMENTS

Mr & Mrs Randells of Oakfield Farm wished to thank the Parish Council for their help and support with their application. They also wished to give more information in response to the comments of the Planning Officer about insufficient evidence to illustrate primary agricultural need, before the appeal is heard. The reasons given are;

1. Stock safety and animal welfare;
 - Calves are brought in at a month old and require milk feeding twice daily.
 - There is a lambing period of approximately three months from start to finish when somebody needs to be on site.
 - If stock get out onto the road and in snowy conditions both people responsible are more than ten minutes by car away.
 - The senior partner will gradually cut back his hours so there is a sustainability issue for the future with all of the responsibility for the stock and call-outs falling on the daughter to respond. This is difficult to juggle alongside the needs of a young family.
2. There is a farm shop that needs stock topping up regularly and for security reasons the honesty box needs emptying regularly

3. Increased security would be offered by a dwelling on site. There have been some thefts in recent months. CCTV alone has not been a sufficient deterrent.

4. Oakfield House was separated from the farm some years ago and the relative living there is not connected to the farm in any way.

97.18 APPEAL RELATING TO PLANNING APPLICATION - 18/02670/REF | Proposed Agricultural Workers Dwelling at Oakfield Farm, Cruckton, Shrewsbury, Shropshire. Response from Parish Council discussed. Clerk to circulate draft response to be submitted to Shropshire Council by 21 September.

98.18 PLANNING DECISIONS

A schedule of decisions made between 2nd – 28th August 2018, in relation to applications for development within the Parish Council's area, was received. **RESOLVED: That the schedule be noted.**

99.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

a) 18/03517/FUL | Addition of first floor rear dormer and associated roof works | The Forge Plealey Shrewsbury Shropshire SY5 0UY

Comment: The Parish Council supports this application as the relatively modest size of the extension will not significantly impact on the setting of The Den or neighbouring properties.

b) 18/03671/OUT | Outline application for the erection of 1No dwelling and garage to include access | Proposed Dwelling To The South Of Breidden Cottage Shrewsbury Road Pontesbury Shrewsbury Shropshire

Comment: The Parish Council supports this application as the likely impact on the heritage value of the surrounding buildings is negligible and certainly no greater than the recent adjacent development which was granted permission. The plot is large enough to provide ample amenity space for all of the properties on the plot concerned and the site is well screened from the highway.

c) 18/03666/FUL | Erection of a wooden garden room | Hillford House Brookside Pontesbury Shrewsbury SY5 0QF

Comment: The Parish Council supports this application as the proposed garden room is of modest size in relation to its amenity space, and there will be no significant impact on neighbouring properties.

d) 18/03749/REM | Approval of reserved matters (appearance, landscaping, layout, scale) pursuant to 16/05394/OUT for the erection of one dwelling | Proposed Dwelling To The South Of Hall Bank Pontesbury Shrewsbury Shropshire

Comment: The Parish Council supports this application as although large the design is of sufficient high quality to complement that area of the village. We note that the dormers, brick and render and garage set back, help to break up the long frontage of the proposed building. Although large in relation to the plot size we feel there is just enough amenity size. The council supports the re-use of existing stonework for part of the boundary wall and is satisfied that the position safeguards the large trees in the vicinity.

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

a) 18/03827/TPO | Prune back by 20% 1no Horse Chestnut & crown lift over drive area to 5m 1no Weeping Beech protected by the Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 (Ref: SA/410) | Drawwell Cottage Pontesbury Hill Road Pontesbury Shrewsbury Shropshire SY5 0XX

Comment: The Parish Council supports this application as it provides much needed maintenance, reducing the chances of branch failure. The work done will improve the amenity of neighbouring properties.

b) 18/04050/TCA | Remove overhanging branches and reduce by approx. 1/3 in height 1no Damson tree within Habberley Conservation Area | 6 Habberley Shrewsbury Shropshire SY5 0TP

Comment: The Parish Council supports this application for much needed maintenance and reduction of overhanging trees.

c) 18/03977/TPO | Works to Woodland (See Management Plan) protected by the Shropshire Council (Land at Brook Coppice North, Habberley) TPO 2018 (Ref: SC/00309/18) | Badger Brook Wood Gatten Pontesbury Shropshire

Comment: The Parish Council supports this application. The present unruly nature of the wood reflects its lack of maintenance in recent years. The proposed coppicing and felling will improve the appearance and health of the wood.

101.18 NEIGHBOURHOOD PLAN

Cllr A Hodges gave a verbal update. The last meeting had been attended by 8 people, the majority of whom were residents not Parish Councillors. Members of the Steering Group had visited various community events over the summer and gained good feedback on the plan. The date of the next meeting of the Steering Group is Wednesday 19 September, 7.30pm at Mary Webb School.

102.18 DATE OF NEXT MEETING

1st October 2018 at 6.30pm at Pontesbury Public Hall

Meeting closed at 7.50pm .

Signed.....

Date.....

Chair