

**PONTESBURY PARISH COUNCIL**  
**Meeting of Planning Committee**  
**Held at Pontesbury Public Hall**  
**7<sup>th</sup> August 2017 at 6.30pm**

**PRESENT**

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

**Three members of the public present**

**In attendance:** Cllr S Lockwood

**CLERK:** Kate Davies

**80.17            APOLOGIES FOR ABSENCE**

Cllr J Pritchard and Cllr D Ryder – Personal commitments

**81.17            DECLARATIONS OF INTEREST AND DISPENSATIONS**

None

**82.17            MINUTES OF COUNCIL**

The minutes were submitted and circulated as read.

**RESOLVED** that the minutes of the Planning Committee meeting held on 7<sup>th</sup> August 2017 be approved and signed as a correct record.

**83.17            PUBLIC QUESTIONS AND COMMENTS**

A member of the public spoke on the application for a proposed dwelling on Pontesford Hill. He was at the meeting with his wife and mother and explained that this would be a family home for them. He explained that the family had lived in the area for generations and have also been business owners. They explained that they want to settle back into the area and living together will assist with his mother's health issues. He explained that he and his wife are currently renting a house. The family have owned the paddock for 30 years and want to move back to Pontesford Hill which they are aware is within the AONB. He explained that this is not a speculative build. He spoke on the recent objections to the original application. The proposed additional access is to limit the impact to the oak trees. The new plans have reduced the size and removed the balconies and changed the external appearance.

**84.17            PLANNING DECISIONS**

A schedule of decisions made between 1<sup>st</sup> August to 28<sup>th</sup> August 2017, in relation to applications for development within the Parish Council's area, was received.

**RESOLVED:** That the schedule be noted.

The Chairman gave a verbal report from the recent Shropshire Council Planning Committee meeting which he and Cllr Duncan Fletcher had attended to support planning application 17/02233/FUL (Erection of an affordable dwelling, associated garage and installation of septic tank | East Of Terrace Farm Cruckton). Cllr Duncan Fletcher advised the meeting that Cllr Hodges had presented a very strong case to support the application but unfortunately this was not supported by the whole Committee and the application was refused. Cllr Hodges and Cllr Evans were both thanked for speaking at the meeting.

## **85.17 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA**

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

**i. 17/02347/REM - Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/00397/OUT for the erection of 1No dwelling - South Of Holly Cottage Pontesford Hill Pontesbury – reconsultation**

Comment: The Parish Council maintains its objection to this application following the reconsultation. The Parish Council acknowledges that some progress has been made with reducing the scale and making the appearance more appropriate in relation to the context, but the Parish Council is still not satisfied that the changes are to a significant degree. The design and size are still not appropriate for the site. There must be a clear demarcation between a house and an annex so that the proposed dwelling cannot in the future be divided into two separate houses as the current scheme appears to allow. The Parish Council will only support the use of the existing access to the site and any new access is strongly objected to as it will result in the removal of existing trees and ancient hedgerow which are intrinsic to the context of the site on a bridleway within an AONB.

**ii. 17/03575/REM - Approval of reserved matters pursuant to outline application 14/02408/OUT for the erection of three dwellings to include means of access - Proposed Residential Development East Of The Warehouse Pontesford Hill Pontesbury Shropshire**

Comment: The Parish Council supports this application. The site is of an appropriate size for the proposed three dwellings and there is adequate amenity space. The site is already well screened, but the proposed planting of a hedge and trees between the warehouse and the new dwellings is also welcomed. The Parish Council is pleased to see a variety of sized properties, particularly the inclusion of three bedroomed property and the choice of materials is supported. The Parish Council considers that this is a well thought out and designed development.

**iii. 17/03837/FUL - Erection of dwelling with associated garden and parking space - Oblix House Habberley Road Pontesbury Shrewsbury Shropshire SY5 0TN**

Comment: The Parish Council objects to this application. The proposed access is in close proximity to a high hedge and a bend which means the necessary visibility splay is not achievable. Any boundary fence or hedge which would be built/planted to safeguard the privacy of the proposed dwelling would have an adverse effect on the safety of vehicles exiting Rosemary Way. The proposed dwelling would result in over development of this site and a loss of private amenity space and habitat. The potential impact on character and appearance to the setting is of a great significance together with the loss of private amenity.

**iv. 17/04013/REM | Approval of reserved matters (Scale Appearance Layout and Landscaping) pursuant to 14/04459/OUT Erection of 1no dwelling including access | Honeysuckle Cottage Cruckton SY5 8PR**

Comment: The Parish Council supports this application. The scale of the proposed dwelling is appropriate to the plot size and the design is in keeping with the setting. The Parish Council does not consider that the eastern boundary with Fenlander needs to be restricted to 1m, as per the application, but it should not exceed 2 metres.

**86.17 APPLICATIONS FOR TREE PRESERVATION ORDERS**

None

**87.17 PLANNING APPEALS**

To consider submitting written representation for the following appeal:

- i. 17/02568/REFPOB - Variation of Section 106 for planning application number 13/00798/OUT to remove the requirement to contribute towards affordable housing - Cherry Cottage Lower Road Pontesbury Shrewsbury Shropshire SY5 0YH**

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

**88.17 NEIGHBOURHOOD PLAN**

Cllr A Hodges gave a verbal update on the recent meeting with the Shropshire Council officer at Shirehall which Cllr Fletcher and the Clerk also attended.

**NOTED**

**89.17 DATE OF NEXT MEETING**

2<sup>nd</sup> October 2017 at 6.30pm in Pontesbury Public Hall

**Meeting closed at 7.55pm**

**Signed.....  
Chair**

**Date.....**