

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
5th August 2019 at 6.30pm

PRESENT

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Hignett, Cllr B Morris, Cllr N Lewis, Cllr S Lockwood, Cllr P Bradbury

Members of the public present: twenty one

In attendance: Cllr D Jones, Cllr C Robinson, Cllr R Evans

CLERK: Debbie Marais

P25.19 APOLOGIES FOR ABSENCE

Cllr D Gregory and Cllr J Pritchard

P26.19 DECLARATIONS OF INTEREST AND DISPENSATIONS - None

P27.19 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 1st July 2019 be approved and signed as a correct record.**

P28.19 PUBLIC QUESTIONS AND COMMENTS

Resident of Pontesbury wished to ensure that the proposed development relating to application 19/01876/FUL does not contravene Shropshire Council planning policies pertaining to the amenity of surrounding properties i.e. overlooking, loss of privacy, overdominance and overshadowing.

Agent for 19/01876/FUL wished to update councillors on a number of issues including;

- Reports relating to trees, landscaping and protected species have now been uploaded onto the planning portal
- Amendments to other concerns that the parish council had raised previously relating to the car park, planting and screening, size of garage/biomass
- Positive support from Shropshire Council Tree Officer and attempts to save significant Yew Tree

Applicant for 19/02956/LBC – wished to update councillors about the withdrawal of replacement windows from the application and that the removal of internal walls is to provide family living space. The Case Officer is supportive in principle.

Agent for application 18/05388/FUL wished to update councillors on a number of issues including:

- Noise report now available showing low negligible noise impact, less than 19db
- Odour report now available showing that the odour exposure is less than the Environment Agency limits, (less than moderate odour)
- Applicant has worked with Shropshire Council Highways to ensure the highways scheme is acceptable to them

Resident asked for a definition of odour which the agent for application 18/05388/FUL, provided.

P29.19 SHROPSHIRE COUNCIL STRATEGIC SITES CONSULTATION

It was proposed by Cllr N Lewis and seconded by Cllr P Bradbury and **RESOLVED to APPROVE delegated powers to Cllr N Hignett, Cllr D Fletcher, Cllr B Morris and Clerk to provide a parish council response to the consultation.**

P30.19 MP RESPONSE ABOUT MOUNT CLOSE APPLICATION

Letter was **NOTED**.

P31.19 CIL LOCAL FUND APPLICATION FOR HALL BANK IMPROVEMENTS

It was proposed by Cllr N Lewis and seconded by Cllr P Bradbury and **RESOLVED to APPROVE delegated powers to Cllr N Hignett, Cllr D Fletcher, Cllr B Morris and Clerk to provide a parish council response to the consultation.**

P32.19 PLANNING DECISIONS

A schedule of decisions made between 25 June and 29 July 2019, in relation to applications for development within the Parish Council's area, was received. **RESOLVED: That the schedule be noted.**

P33.19 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

- a) 19/02842/VAR | Variation of Condition No. 2 attached to Planning Permission 17/05054/FUL dated 12 December 2017 to allow the reduction of the floor area and alterations to the appearance of the dwellings | 28 Linley Avenue Pontesbury Shrewsbury Shropshire SY5 0TE

Comments: The Parish Council supports this relatively minor change in terms of size and design, to the previously approved plans. The reduction in size should increase the affordability of the proposed dwellings and give more space at the side of each property.

- b) 19/02956/LBC | Removal of internal walls to create an open plan family space, external works to include installation of bi-folding doors, conservation rooflights and replacement windows affecting a Grade II Listed Building | Middle House Cruckmeole Shrewsbury Shropshire SY5 8JN

Comments: The Parish Council supports this application as it appreciates the conflict between modern living requirements and a desire to retain architectural features. The proposed changes do not constitute a significant loss of important internal fabric of the building.

- c) 18/05388/FUL | Erection of a free range egg production unit for 16,000 birds including silos and all associated works (re-submission) | Proposed Poultry Unit North Of Cruckmeole Farm Cruckmeole Shrewsbury Shropshire – reconsultation due to amendment

Comments: The Parish Council uphold their previous objection to the application as although the committee like to support rural diversification they are not convinced this is the right site.

In addition to their previous comments they would like to add;

In light of a recent visit to an existing poultry unit they feel, in line with the recommendations of Powys County Council when granting permission for the application, that the impact on local residents is lessened if the proposed development is removed from a location in open countryside and moved closer to the main farm buildings. Certainly it should be another site which lessens the impact on Hanwood School and the Shingler development.

- d) 19/03103/FUL | Erection of a grain store | Lea Hall Farm Lea Shrewsbury Shropshire SY5 8HY

Comments: The Parish Council supports this application which although sizeable is well screened from passing traffic by existing large farm buildings, uses matching materials, and is much needed for farming operations.

- e) 19/03215/FUL | Installation of replacement windows, lintel heads and mouldings to front elevation | Croft Court Plealey Shrewsbury Shropshire SY5 0UY

Comment: The Parish Council supports this application as suitable replacement materials are to be used, which will mean the visual changes to the appearance of the building will be minimal.

- f) 19/01876/FUL | Erection of two-storey and single storey extensions, garden room, double garage and bio-mass boiler shed and log store and improved access track | The Firs 4 Pontesford Hill Pontesbury Shrewsbury Shropshire SY5 0UH – reconsultation due to amendment

Comment: The majority of the planning committee felt that there had been sufficient, significant changes to the original application, in line with the reservations held previously by the parish council, to enable them to withdraw their previous objection. Although the parish council acknowledge the legitimate concerns of neighbours in terms of privacy and amenity, on balance they agree with the case officer that the application would not impact significantly more than the existing situation. In their decision the parish council paid particular attention to the comments of the Tree Officer who supports the application and planting scheme put forward.

The parish council supports the conditions being imposed with regard to;

- Any additional external lighting would be subject to a separate planning application
- Keeping a high hedge to aid screening of the garage/biomass building

- g) 19/03320/FUL | Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a covered slurry store and associated pump | Newnham Farm Yockleton Shrewsbury Shropshire SY5 9PX

Comment: The Parish Council supports this application as it is a much needed facility for a large farm. It will be relatively unobtrusive in the landscape as it is alongside and well screened by existing buildings.

- h) 19/01878/FUL | Erection of a detached two storey dwelling | Honeysuckle Cottage Cruckton Shrewsbury Shropshire SY5 8PR – appeal submitted. Any further comments to be received by 30 August 2019.

Comment: The Parish Council continue to object to this application as it is in open countryside and policies have changed since the original application was made. The council appreciate that the design is better and the size more in keeping with its site.

P34.19 APPLICATIONS FOR TREE PRESERVATION ORDERS

- a) 19/03003/TPO | To crown reduce by 20% and crown thin by 10% 2no Oak protected by the Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 (Ref: SA/410) | 21 Brook Road Pontesbury Shrewsbury Shropshire SY5 0QZ

Comment: The Parish Council support this application to reduce significant shading of the property

- b) 19/02993/TCA | Fell 1no Rowan within Plealey Conservation Area | Croft Court Plealey Shrewsbury Shropshire SY5 0UY

Comment: The Parish Council support this application as the tree is diseased and we note that there is to be a replacement tree planted.

P35.19 NEIGHBOURHOOD PLAN

Cllr A Hodges gave a verbal update on the progress of the Neighbourhood Plan Steering Group who have drawn up a set of objectives for the plan. A public consultation about these objectives is underway. Report **NOTED**.

P36.19 DATE OF NEXT MEETING

11 September 2019 at 6.30pm at Pontesbury Public Hall.

Meeting closed at 8.50 pm .

Signed.....

Date.....

Chair