

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held on Zoom
7th December 2020 at 6.30pm

PRESENT

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

Members of the public present: None

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

CLERK: Debbie Marais

P1.20 APOLOGIES FOR ABSENCE

Cllr J Pritchard, Cllr D Gregory and Cllr B Morris

P2.20 DECLARATIONS OF INTEREST AND DISPENSATIONS - None

P3.20 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 2nd March 2020 be approved and signed as a correct record.**

P4.20 PUBLIC QUESTIONS AND COMMENTS

Cllr C Robinson said that he was pleased to see a good mix of housing types on the proposed development off Minsterley Road, shown on the plans provided by Shropshire Homes. Cllr Robinson asked what reassurance could be given that the affordable homes shown on the plans, will be available for purchase and retained in perpetuity for local members of the community.

P5.20 SHROPSHIRE HOMES PROPOSALS FOR LAND AT MINSTERLEY ROAD

Howard Thorne, representing Shropshire Homes, outlined the proposed development of 40 homes, for a site off Minsterley Road, Pontesbury. The site is allocated in the emerging local plan subject to Regulation 19, which will go before the Planning Inspectorate in Spring 2022. Mr Thorne wished to comment particularly on the following aspects of the proposed development:

- i) There are 9 designs of housing proposed and 7 affordable homes, 1 with fully accessible for people with disabilities
- ii) There is an attenuation pond to the north of the site to reduce any surface drainage onto Minsterley Road at the south of the site
- iii) The proposed development includes a wildlife corridor, open space around the attenuation pond and a Village Green area
- iv) The bus shelter will be moved slightly to the West of the site. There will be a footpath within the site linking to the bus shelter and the existing footpath along Minsterley Road
- v) There will be a mini roundabout between the entrance to the site and Ashford Drive to ease traffic movement, and act as a deterrent to vehicles speeding as they enter or leave the village.

Councillors raised the following issues. A site visit is planned with councillors before the application is submitted.

- i) A request for housing design to reflect more closely the edge of village context and character of local housing with a mix of design and materials used (in particular stone and wood detailing)
- ii) A request for the estate road to include more curves, looking less suburban
- iii) A request for a rough footpath to the north of the site to link to the old railway line
- iv) A request for safety issues around the access route to the site off the busy Minsterley Road to have high priority

- v) A question about who will purchase the affordable homes – this was planned to be a local housing association with a mix of shared ownership and rental properties
- vi) A question about what type of central heating would be installed and whether electric charging points would be included. The central heating would be gas and yes electric charging points would be included

P6.20 PLACE PLAN REVIEW

The neighbourhood projects featured in the Place Plan, where the parish council is the lead body, were reviewed. The following priority projects would remain in the Place Plan;

- Allotments
- Community facilities support
- Historic finger posts/waymarkers/streetsigns etc
- Enhance centre of Pontesbury
- Improvement of car parking
- Speed limits in Cruckton/Cruckmeole and safe crossing at St Thomas School, Hanwood

Better linkage between the play area and the village would be removed

P7.20 LOCAL PLAN UPDATE

Cllr R Evans gave a verbal update on the Shropshire Council Local Plan. Shropshire Council are entering the last phases of the Local Plan review. Regulation 18 consultation was carried out in September 2020 and generated 2,500 unique responses. These were published on 4/12/2020. Regulation 19 consultation will commence the week before Christmas 2020 and feedback incorporated by March 2020. There will be a full public enquiry in Spring 2022.

P8.20 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

- a) 20/04687/FUL | Single storey extensions and associated internal alterations | 18 Ashford Avenue Pontesbury Shrewsbury SY5 0QN

Comment: The parish council supports this application. The scale of the proposed development is appropriate for the size of site and existing building. The appearance from the road will not be significantly changed and the neighbouring properties not negatively impacted upon.

P9.20 APPLICATIONS FOR TREE PRESERVATION ORDERS

- a) 20/04769/TPO | Reduce 1no Copper Beech by 20% protected by Shrewsbury & Atcham Borough Council (Hinton Lane, Hall Bank and Station Road) Tree Preservation Order 2005 | Trelawney Station Road Pontesbury Shrewsbury Shropshire SY5 0QY

Comment: Pontesbury Parish Council supports this application for essential maintenance for the reasons stated in the application. There will be no negative impact on the tree.

P10.20 NEIGHBOURHOOD PLAN

The Steering Committee are currently at the stage of writing draft policies with volunteers taking a lead on various topics. The Chair of the Steering Committee would be grateful for any parish councillors who would like to get involved in any particular theme.

P11.20 DATE OF NEXT MEETING

Decisions will continue to be made using delegated authority and consultation of committee members by email unless a whole committee deliberation and response is required.

Meeting closed at 8.20 pm .

Signed.....

Date.....

Chair