

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held on Zoom
1st March 2021 at 6.30pm

PRESENT

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

Members of the public present: Five

In attendance: Cllr R Evans, Cllr D Jones,

CLERK: Debbie Marais

P12.20 APOLOGIES FOR ABSENCE

Cllr J Pritchard and Cllr B Morris

P13.20 DECLARATIONS OF INTEREST AND DISPENSATIONS - None

P14.20 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 7th December 2020 be approved and signed as a correct record.**

P15.20 PUBLIC QUESTIONS AND COMMENTS

Resident of Pontesbury – concern that reports from consultants providing reports suggest the need for further assessments to be carried out on issues including drainage, contamination and ecological impact. These assessments are needed before any decisions are made.

Neighbour to proposed development at Lower Vessons – concerns expressed about increased traffic movements along a single track road to reach the site and the visual impact on the area and the settlement of Habberley.

Neighbour to proposed development off Minsterley Road – comments and concerns raised about issues including;

- Attenuation pond should be excluded from the calculations of open space provided
- Plans do not show a footpath on both sides of the estate road in order to connect easily with existing footpaths and re-sited bus shelter
- Footpath should be extended all along the front of the proposed development
- The mini-roundabout should be more than a painted sign on the road – needs to be a physical barrier to ensure the speed of traffic entering the village is reduced
- There is inadequate information available to indicate solutions to drainage concerns raised
- Roads and drains should be in place before foundations for houses are laid to enable on site parking for site workers
- A boundary fence should be put up before the development commences
- Working hours need to be regulated as part of planning conditions imposed
- The legacy of the site will be lengthy and so it is important to get the right development in place now

P16.20 NALC DESIGN STATEMENT CONSULTATION

It was proposed by Cllr D Gregory and seconded by Cllr S Lockwood and **RESOLVED to APPROVE delegated authority to Cllrs Hodges, Fletcher and Hignett to formulate a response on behalf of the parish council.**

P17.20 PLANNING DECISIONS

A schedule of decisions made between 30 November 2020 and 22 February 2021, in relation to applications for development within the Parish Council's area, was received. **RESOLVED: That the schedule be noted.**

P18.20 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

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

- a) 20/05420/FUL | Erection of 38no. dwellings with associated parking, new access and adopted road | Proposed Residential Development Land To The North Of Minsterley Road Pontesbury Shrewsbury Shropshire

Comment: In view of the stage that the revised Shropshire Local Plan is at and as there are widespread concerns raised by local residents concerning drainage, contamination and road safety amongst others, Pontesbury Parish Council objects to the proposed development at this point in time. Further assessments and information are required in response to the areas of concern raised. In addition the Council would like to see a delay in decision making to allow time for further discussions by Shropshire Council Planning Officers, the developer, local residents and parish and Shropshire councillors in order to make significant changes in response to concerns raised. The proposed site is currently outside the development boundary and we understand from advice sought that some weight can be given to the emerging local plan when making a decision on this application. If this is the case the parish council would like to see other policies within the emerging plan particularly those relating to design and sustainability also given weight as material considerations. Given the length of time available to meet the allocation of houses for this area, it is felt that the development needs to be fit to meet the future needs of the community.

- b) 21/00427/OUT | Outline application for the erection of a detached dwelling and garage (to include access) | Proposed Dwelling To The South Of Breidden Cottage Shrewsbury Road Pontesbury Shrewsbury Shropshire

Comment: Pontesbury Parish Council support this application as there is sufficient space within the site for the proposed development without damaging too many trees. We do have concerns about the access to the site in terms of traffic speed and visibility. Although there is an existing gate it has not been used for many years. This access point onto the Shrewsbury road is at a point where there is a bottleneck caused by cars parked outside the shop and there is already poor visibility at the junction with Chapel St. opposite the proposed access point. We would support whatever improvements could be suggested to increase traffic safety e.g. Using the access point out onto David Avenue instead.

- c) 21/00465/FUL | Siting of two dome tents and erection of two cabins for holiday use; installation of septic tank drainage system; all associated works | Land At Lower Vessons Farm Habberley Shrewsbury Shropshire SY5 0SQ

Comment: Pontesbury Parish Council reluctantly objects to the proposed development which is a low-key appropriate activity for a rural area. However we

feel that the domes are completely out of character within this rural setting and would have a negative visual impact on the Area of Outstanding Beauty. There are also concerns about the potential significant increase in vehicular movement along a single track road and long poorly surfaced bridleway. We would look more sympathetically on a more limited development of 2 cabins.

- d) 21/00554/FUL | Erection of plant storage building with small workshop area | Corner Of Field To South Of Habberley Shrewsbury Shropshire

Comment: Pontesbury Parish Council albeit with some reluctance object to the proposed development at this stage. There is insufficient information/evidence about the type of plant and activity proposed for the site to justify such a development within the setting of a conservation area and an Area of Outstanding Natural Beauty whose open field character may be compromised by the proposed development.

- e) 21/00632/LBC | Erection of single storey extension to front elevation | 3 Cruckton Hall Gardens Cruckton Shrewsbury Shropshire SY5 8PQ

Comment: Pontesbury parish council supports this application. The Council 's reasons for supporting 20/04953/FUL apply to this application and there will be no significant impact on neighbouring listed buildings.

P19.20 APPLICATIONS FOR TREE PRESERVATION ORDERS - None

P20.20 NEIGHBOURHOOD PLAN

The Steering Committee have appointed APT Telford as the consultant to help with drawing up policies and the draft Neighbourhood Plan which will help take the process forward to Regulation 14 community consultation stage.

P21.20 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 8.15 pm .

Signed.....

Date.....

Chair