

PONTESBURY PARISH COUNCIL
PLANNING COMMITTEE MEETING
MONDAY 8th DECEMBER 2025

In attendance:

Councillors A Hodges, D Fletcher, M Trow, N Hignett, A Windows, G Moss, D Gregory

Members of the public: 0

Clerk of the Meeting: Nicola Young

PLAN 52.25 Apologies – Cllr D Jones, Cllr R Evans

PLAN 53.25 Declarations of Interest in Accordance with the Code of Conduct - none

PLAN 54.25 Minutes of Planning Committee – Change wording of penultimate sentence or paragraph PLAN.42.2.6, delete “which was not considered at all” & insert “which was not adequately considered”. After a proposal from Cllr Fletcher, seconded by Cllr Hignett, and following this amendment, the minutes of the Planning Committee meeting on Monday 1st December 2025 were signed as a true and accurate record.

PLAN 55.25 Public Questions & Comments – no public in attendance

PLAN 56.25 Planning Applications

56.1 Planning Applications for Pontesbury Parish Council Area –

56.2 Planning Applications for Pontesbury Parish Council Area – To consider submitting comments and/or objections on the following applications received:

56.2.1 PLANNING REFERENCE: 25/04031/FUL (validated: 10/11/2025)

DEVELOPMENT PROPOSED: Change of use of land to the proposed provision of a caravan site for occupation by Gypsy/Travellers comprising 1No. pitch consisting of 2No. touring caravans, dayroom, engineering operations and associated hardstanding with parking. Demolition of existing buildings. (Part retrospective)

LOCATION: Forest View, Polesgate, Pontesbury Hill Road, Shrewsbury, SY5 0YL

OBJECT:

The application contains several errors or omissions:

1. CS12 requires small exception sites to demonstrate a strong local connection, Pontesbury Parish Council is not aware that this has been claimed.
2. The plans are misleading, the existing site plan shows the day room in the wrong place and fails to show the existing entrance and consequent hedge removal.
3. There is uncertainty regarding how much of the site is in the applicant's ownership; particularly the extent of the current excavations.
4. As the site is next to an important nature reserve, there is a requirement of Ecology Report, missing from papers.

5. When assessing the impact on the local character, the application needs to show the adjacent site of 9 caravans. When assessing an impact on the local character, it needs to be stated what is already there.
6. In order to assess the net biodiversity gain, there is a need for a baseline for which to assess whether there is a net biodiversity increase. Therefore clarity is required on what greenery has already been moved during changes made without planning permission.
7. On such a sensitive site, next door to the Pontesbury Hill nature reserve, there is a need for a detailed landscape plan.

In the view of Pontesbury Parish Council Planning Committee, the following material matters need to be taken into consideration:

1. The site is outside the local plan development boundary and Pontesbury Neighbourhood Plan boundary.
2. Can this site be regarded as a sustainable development?
 - a. One mile walk along a narrow busy road to shops and bus stops.
 - b. Economic gain very limited.
 - c. Social benefit, is again limited.
 - d. Environmental, if this development goes ahead, it will cause serious ecological harm.

Taking this into consideration, Pontesbury Parish Council consider that this is an unsustainable development, due to the lack of information available on the matters raised above.

3. The planning statement fails to mention that there is already an existing site containing 9 caravans, and the cumulative effect adding more caravans to this area would be overbearing for the existing community – PPTS Policy C.
4. Shropshire GTAA identifies 23 suitable and approved alternative pitches available within the Shropshire Council area.
5. Pontesbury Parish Council know that the applicant is currently operating a waste disposal business on the residential site with one of two licences - upper tier waste carrier.
6. This application is contrary to the following policies in the Pontesbury Neighbourhood Plan:
 - a. NP Landscape 1 – fitting in with the local landscape LA1
 - b. GRE2 is about net biodiversity gain – this application is contrary.

Pontesbury Parish Council very strongly oppose this application and with the planting that has been removed unlawfully, this should be reinstated as the site is next to the Pontesbury Hill Nature Reserve.

PLAN 57.25 DATE OF NEXT MEETING

The date of the next Planning Committee will Monday 5th January 2026 and will begin at 6.30pm and held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF