

MINUTES OF PLANNING COMMITTEE DATED 23RD JUNE 2025

PRESENT: Cllrs, N Hignett, R Evans, A Windows, D Jones, M Trow, D Fletcher, A Hodges

Clerk: Nicola Young

PLAN 01.25 - ELECTION OF PLANNING COMMITTEE CHAIRMAN After a proposal from Cllr Fletcher, seconded by Cllr Jones, it was RESOLVED that Cllr Hodges be elected as Chairman. A vote of thanks was given to Cllr Hodges for continuing to be the chairman of the Planning Committee.

Plan 02.25 - ELECTION OF PLANNING COMMITTEE VICE CHAIRMAN After a proposal from Cllr Hodges, seconded by Cllr Evens, it was RESOLVED that Cllr Fletcher be elected as Vice Chairman of the Planning Committee.

PLAN 03.25 - APOLOGIES FOR ABSENCE - Cllr D Gregory

PLAN 04.25 - DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT Cllr Hignett declared a pecuniary interest as a supplier in relation to Planning Reference 25/02112/FUL.

PLAN 05.25 - MINUTES OF PLANNING COMMITTEE After a proposal from Cllr Hodges, seconded by Cllr Hignett, it was RESOLVED that the Minutes of the Planning Committee held on Monday 27th May 2025 be accepted as a true and accurate record.

PLAN 06.25 - PUBLIC QUESTIONS AND COMMENTS – no public present.

PLAN 07.25 - PLANNING APPLICATIONS

PLAN 07.1.25 Planning Decisions for Pontesbury Parish Council - To receive details of planning decisions made up until 17th June 2025: The committee noted the planning decisions.

PLAN 07.2.25 Planning Applications for Pontesbury Parish Council Area – To consider submitting comments and/or objections on the following applications received:

7.2.1 PLANNING REFERENCE: 25/01705/FUL (validated: 23/05/2025)

DEVELOPMENT PROPOSED: Installation of vehicle and pedestrian gates (1.5m x 5m) and stone finials on existing gate piers

LOCATION: Home Farm House, Cruckton, Shrewsbury, Shropshire, SY5 8PR

SUPPORT Well thought out design, in-keeping with its surroundings, particularly noteworthy is the relatively low timber gate and stone pier capitals, which blend in with the stone walling opposite. As a visually prominent listed building in the village scene, the design will ensure that appreciation of the building and its setting is enhanced.

7.2.2 PLANNING REFERENCE: 25/01805/FUL (validated: 15/05/2025)

DEVELOPMENT PROPOSED: Increase width of 2No. ground floor windows on either side of front door to south-east elevation

LOCATION: Chartbrook House, Farley, Shrewsbury, Shropshire, SY5 9QB

SUPPORT Sympathetic changes to windows and brick surrounds, plus the size of the house mean that the aesthetic appeal of the symmetry of the architecture will not be significantly altered. The changes will be in-keeping with the character and age of the building.

7.2.3 PLANNING REFERENCE - 25/01815/OUT

DEVELOPMENT PROPOSED - Outline application for the erection of 4No dwellings (all matters reserved)

LOCATION: - Land To The Rear Of Earls Court, Shrewsbury Road, Pontesbury

OPPOSE: the proposed development is contrary to the up-to-date policies in the Pontesbury Neighbourhood Plan with regard to housing development. The Parish Council believes it would be very difficult to achieve a safe access off the narrow lane, which is also used as a public footpath and leads onto the main road, the A488, which still has significant speeding problems in spite of the ANPR cameras in the locality.

7.2.4 PLANNING REFERENCE - 25/02112/FUL

DEVELOPMENT PROPOSED - Use of land to site 40No additional caravans and associated works, including creation of new access road and repositioning of amenity block and parking area

LOCATION: - Spring Lea, Plealey Road, Lea Cross, Shrewsbury, Shropshire.

Cllr Hignett left the meeting for this agenda item.

OPPOSE: Pontesbury Parish Council strongly opposes this application. It is over-development of a beautiful, iconic and sensitive location, and is contrary to Pontesbury Neighbourhood Plan Policy LAN1 which seeks to maintain and enhance the landscape character of the parish. The proposed design will urbanise a very rural location of the parish. What is proposed is vastly over-development of the site, however, we do note that the new access proposed may be better than the existing one, which we would expect to be permanently closed. We do have concerns that the speed of vehicles on the A488 are often in excess of 60mph and so the sight-lines must be examined to ensure safety of drivers using the road as well as those using the site. We would therefore wish, as part of the planning process, that a lower speed limit along the road is looked into as well as 'turning vehicles' signposts. We would also want to ensure that all permanent sited caravans were owner-occupied and not advertised for hire.

Cllr Hignett returned to the meeting

7.2.5 PLANNING REFERENCE - 25/01909/FUL

DEVELOPMENT PROPOSED - Repairs and internal reordering, new and replacement windows, rear extension and new front porch. Erection of garage

LOCATION: - Asterley Hall Farm, Asterley, Minsterley, Shrewsbury, Shropshire.

SUPPORT: The Parish Council supports this application in order to secure the long-term future of the building which is in dire need of substantial investment. The proposed replacement porch is a great improvement on the existing one and the front

elevation windows, on balance, need replacing rather than repairing. We will make further comments when we receive the Listed Building Application.

PLAN 07.3.25 - APPLICATIONS FOR TREE PRESERVATION ORDERS – To consider submitting comments and/or objections, or receive comments made under delegated powers, on the following applications received for planning consent:

7.3.1 PLANNING REFERENCE - 25/01966/TCA

DEVELOPMENT PROPOSED - Prune back by approx 1-2m and reshape 1no Yew (T1), reduce by 20% and thin 1no Birch (T2) within Plealey Conservation Area

LOCATION: - Corner House, Plealey, Shrewsbury, Shropshire, SY5 0UY.

SUPPORT:

7.3.2 PLANNING REFERENCE - 25/01967/TCA

DEVELOPMENT PROPOSED - Reduce by approx 50% 1no Bay Laurel within Plealey Conservation Area

LOCATION: - Brookgate Farm Site, Well Lane, Plealey, Shrewsbury, Shropshire.

SUPPORT:

7.3.3 PLANNING REFERENCE - 25/01976/TPO

DEVELOPMENT PROPOSED - Reduction (see schedule) and removal of deadwood from 1no. (Lime T1) protected by the Shrewsbury & Atcham Borough Council (Manor Gardens, Manor Park and Main Road, Pontesbury) Tree Preservation Order 2005 (SA/409)

LOCATION: - Hall Bank House, 2A Hall Bank, Pontesbury, Shrewsbury, Shropshire.

SUPPORT:

7.3.4 PLANNING REFERENCE - 25/01968/TCA

DEVELOPMENT PROPOSED - Reduce by 20% and reshape 1no Weeping Willow (T1), fell 1no Birch (T2), reduce by 30% and reshape 1no Ash (T3) & reduce by approx 50% group of shrubs (T4) within Plealey Conservation Area

LOCATION: - Ty Garreg, Plealey, Shrewsbury, Shropshire, SY5 0UY.

SUPPORT:

7.3.5 PLANNING REFERENCE - 25/01970/TPO

DEVELOPMENT PROPOSED - Reduce by 2m (20%) away from the house on lower crown and overhanging branches onto both neighbour's properties & remove dead wood of 1no Oak (T1) protected by the Shrewsbury & Atcham Borough Council (Main Road, David Ave and Chapel Street, Pontesbury) Tree Preservation Order 2005 (Ref: SA/402)

LOCATION: - Mayfield House, David Avenue, Pontesbury, Shrewsbury, Shropshire.

SUPPORT: for reasons given in the application. Removal of dead wood is required for health and safety reasons.

7.3.6 PLANNING REFERENCE - 25/01973/TPO

DEVELOPMENT PROPOSED - Reduce main crown by approx 20% and reshape 1no Birch protected by the Shrewsbury & Atcham Borough Council (Main Road, David Ave and Chapel Street, Pontesbury) Tree Preservation Order 2005 (Ref: SA/402)

LOCATION: - 8 Yarlington Orchard, Pontesbury, Shrewsbury, Shropshire, SY5 0SE.

SUPPORT: much needed maintenance, will increase light into the garden.

PLAN 08.25 - PERMANENT DIVERSION OF FOOTPATH 10Y – see attached letter from Severn Trent Water. Comments and/or feedback are requested by Severn Trent on the proposed right of way diversion.

Pontesbury Parish Council **OPPOSES** the footpath 10Y diversion; local members of the planning committee would suggest that there is an easier and more pleasant alternative which would follow the line of the existing path, until closer to the Severn Trent site with minimum use of the vehicle track, which will be utilised by an increasing number of vehicles.

PLAN 09.25- DATE OF NEXT MEETING The date of the next Planning Committee meeting is Monday 7th July 2025 at 6.30pm in the Pavilion.

Meeting closed at 2015

Signed:

Date:

Chairman