

PONTESBURY PARISH COUNCIL
PLANNING COMMITTEE MEETING
MONDAY 1ST SEPTEMBER 2025

In attendance:

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

Members of the public: 3

Clerk: Nicola Young

PLAN 34.25 Apologies – none received

PLAN 35.25 Declarations of Interest in Accordance with the Code of Conduct - none

PLAN 36.25 Minutes of Planning Committee – After a proposal from Cllr Fletcher, seconded by Cllr Trow, the minutes of the Planning Committee meeting on Monday 11th August 2025 were signed as a true and accurate record.

PLAN 37.25 Public Questions & Comments

Comments made by agent for development at the former Hare & Hounds. Questions followed about the need for 3-bedroom bungalows and sustainability, especially regarding the potential need to drive. Replies came that PPC Planning Committee had, in line with the Pontesbury Neighbourhood Plan, that there was a need for bungalows and the sustainability had been commented on.

Two members of the public spoke about the planning appeal for application reference: 25/01815/OUT. They would appreciate a copy of Pontesbury Parish Council's comments sent to the Planning Inspector regarding this appeal.

PLAN 38.25 Planning Applications

38.1 Planning Applications for Pontesbury Parish Council Area –

38.1.1 Planning Decisions for Pontesbury Parish Council Area- To receive details of planning decisions made up until 26th August 2025:

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

38.2.1 Reference: 25/02924/LBC (validated: 18/08/2025)

Address: Ashky Barn, Lea Cross, Shrewsbury, Shropshire, SY5 8HR

Proposal: Installation of internal staircase between the master bedroom and the study directly above it with glazed banister

SUPPORT: We are supporting it on the basis that it will have no impact on the external appearance, the staircase is well designed with appropriate materials and overall the internal impact on the heritage building will be limited.

38.2.2 Reference: 25/02795/FUL (validated: 06/08/2025)

Address: Proposed Residential Development Land To The North Of, The Old Hare And Hounds, Cruckton, Shropshire

Proposal: Erection of 5No. open market and 5No. affordable bungalows, garages and a new access road

SUPPORT:

Pontesbury Parish Council supports this application because it is a sustainable development and is in line with relevant policies in the NPPF and Shropshire Local Plan, including Pontesbury Neighbourhood Plan.

The site is not isolated in the countryside, but is within the 'T-shaped' settlement of Cruckton. Two recent planning decisions [23/04167/FUL & 19/01303/OUT], the strong views of local residents, the footpath network, shared architectural features plus the historic impact of Cruckton Hall, all confirm the shape and extent of Cruckton settlement. The proposed is within the extensive site of the former Hare & Hounds, which included a pub, brewery, maltings, large farm buildings and more recently a busy, large car park serving recreational and function facilities. Therefore, the proposed development is not in a quiet, rural place, but will restore vitality to a once busy focus of Cruckton community.

The proposed 10 houses, which make an important contribution to the housing need of the area, and will provide some benefit to the local pub and shops, ie, Hanwood, Copthorne & use of village hall by means of a car, bus and footpaths, on balance satisfying the economic objective of sustainability.

The emphasis on single storey houses will begin to address the failure of recent housing to do so – out of over 60 houses in Cruckton, only 5 are bungalows. Yet the 2 housing surveys in the approved Neighbourhood Plan highlight the need for affordable and single storey housing. The application indicates that this will be very well designed; architectural features are in line with the local vernacular [noted by the Conservation Officer], low elevations will not intrude into countryside views, existing trees, hedges and intended new hedges for plot boundaries , plus the central green area will not only respect the prevalence of such greenery along the Montgomery Road, but will also mirror the character of the rest of Cruckton, near the Hall and former church. Noteworthy, is the adjacent footpath and potential to link up with Thieves Lane bridleway. The bus service timetable enables shopping visit to Copthorne, access to Shrewsbury workplace and stops at Shrewsbury Hospital. At present the nearest bus stop is via a wide roadside verge, but it should be a relatively easy matter to have an additional bus stop at the Hare & Hounds which would improve the viability of the bus services. A 20-minute footpath/quiet road gives access to a more extensive bus service at Cruckmeole/Hanwood. Thus the proposed development on balance will easily achieve the social objective of sustainability, meeting all design requirements of NPPF 135(a)-(f).

The site is disused, of local ecological value and, with an acceptable density of housing, will constitute effective use of land. There will be increased biodiversity and the existing and proposed hedges, trees and green will provide good screening in line with the existing greenery nearby, thus maintaining local character. EV charging points, solar panels and ASHP technology will assist the move to a low carbon economy. Thus on balance the environmental objectives of sustainability will be met. In view of the identified housing need in Pontesbury Neighbourhood Plan and the intention to provide affordable housing by means of open market properties; the Parish Council consider that there is no conflict with the Neighbourhood Plan given that policies MOV1 [linkage & use of footpaths], GRE2 [improved diversity], LAN2

[Cruckton's character] and parts of LAN1 lend their support to NPPF policies 82 & 83, which in turn, are also supportive.

In conclusion, this is a sustainable development and other relevant NPPF policies provide support so that there is no harm to significantly outweigh the benefits of a high quality design which will deliver much needed affordable housing, make good use of land, will maintain local character, support community vitality and will boost housing supply, when there is limited land available within Pontesbury development boundary.

38.3 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: None Received

After a proposal by Cllr Hodges, seconded by Cllr Fletcher, this matter was brought forward to be discussed prior to planning applications above:

PLAN 39.25 Planning Appeal

Site Address: Land To The Rear Of Earls Court, Shrewsbury Road, Pontesbury,
Description of development: Outline application for the erection of 4No dwellings (all matters reserved)
Application reference: 25/01815/OUT
Comments to be made by 5th September 2025, appeal paper attached.

Pontesbury Parish Council Planning Committee are happy with the previous comments made, but wish to reiterate these comments. The Parish Council fully support the comments made by the case officer at arriving at their decision, but we remain particularly concerned about the access to the site, particularly pedestrian access.

PLAN 40.25 Pontesbury PREAPM/24/00198 PRoW Pre App Response

Due to external circumstances, the route proposed by Pontesbury Parish Council is not viable to progress with. Therefore, the agent has provided a sketch (attached) showing an updated proposal. While it appears similar to the previous route, the parish council comments have been taken on board and the ROW has been moved to lie within the field, rather than on the track. The Committee are requested to review the new proposed route for the RoW and make a decision.

Following a proposal from Cllr Fletcher, seconded by Cllr Evans, it was RESOLVED to accept the updated proposal from Severn Trent, where the ROW has been moved to live within the field.

PLAN 41.25 Date of the Next Meeting

The date of the next Planning Committee will Monday 6th October 2025 and will begin at 6.30pm and held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF

Meeting Closed at 1948

Chairman:

Date: