

PONTESBURY PARISH COUNCIL
PLANNING COMMITTEE MEETING
MONDAY 1ST DECEMBER 2025

In attendance:

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

Members of the public: 0

Clerk of the Meeting: Nicola Young

PLAN 42.25 Apologies – Cllr D Gregory, Cllr D Jones

PLAN 43.25 Declarations of Interest in Accordance with the Code of Conduct - none

PLAN 44.25 Minutes of Planning Committee – After a proposal from Cllr Fletcher, seconded by Cllr Trow, the minutes of the Planning Committee meeting on Monday 1st September 2025 were signed as a true and accurate record.

PLAN 45.25 Public Questions & Comments – no public in attendance

PLAN 46.25 Planning Applications

46.1 Planning Applications for Pontesbury Parish Council Area –

46.1.1 Planning Decisions for Pontesbury Parish Council Area- To receive details of planning decisions made up until 1st December 2025:

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

46.2.1 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

DEFER: To be discussed at an Extraordinary Planning Meeting at 5.45pm – 6.15pm on Monday 8th December 2025, prior to full Council.

46.2.2 PLANNING REFERENCE: 25/04055/FUL (validated: 28/10/2025)

DEVELOPMENT PROPOSED: Erection of single storey rear extension

LOCATION: 3 Beech Manor, Hall Bank, Pontesbury, Shropshire, SY5 0PW

SUPPORT: An acceptable scale, matching materials and no significant impact on the amenity of neighbours.

46.2.3 PLANNING REFERENCE: 25/04059/FUL (validated: 28/10/2025)

DEVELOPMENT PROPOSED: Erection of single storey infill extension to front elevation

LOCATION: Millars Keep, Main Road, Pontesbury, Shrewsbury, Shropshire, SY5 0PY

SUPPORT: Well designed with matching materials, and fenestration in keeping with the existing character, acceptable scale and no significant impact on neighbours.

46.2.4 PLANNING REFERENCE: 25/04044/FUL (validated: 04/11/2025)

DEVELOPMENT PROPOSED: Change of use from agricultural land to a campsite (25 pitches for tents only)

LOCATION: Lower Vessons Farmhouse, Habberley, Shrewsbury, Shropshire, SY5 0SQ

Cllr N Hignett did not take part in the debate as he had already made a comment on the planning website.

OBJECT: Whilst this potentially is an ideal spot for small numbers of people to enjoy wild camping and would be acceptable as farm diversification, nevertheless on balance, we oppose the application because the number of people proposed to use the site would potentially threaten the tranquillity of the area, have an adverse landscape impact, generate extra traffic on quite narrow lanes, and is not sufficiently close to a settlement to comply with neighbourhood plan policy and local plan policy.

46.2.5 PLANNING REFERENCE 25/02795/FUL

DEVELOPMENT PROPOSED: Erection of 5No. open market and 5No. affordable dwellings, garages and a new access road [Revised Description]

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

The Chairman of Pontesbury Parish Planning Committee gave a verbal report following his attendance at the Southern Planning Committee, he drew attending to the following:

- The Chairman of the Shropshire Council Southern Planning Committee, before the vote was taken, said "it is part of Cruckton, no issues".
- The Motion was to approve the case officer's report; however, no-one had checked that the reason for refusing it was 1. That it is not in Cruckton, plus other reasons why the case officer refused it.
- Going forward, the intention is to put in a revised application.

Cllr Evans said that the planning officer stated cross-subsidy could not be used to provide housing for market sale at a discount, that is not true. The policy says what it can be used for, it does not mention what it cannot be used for. The case officers refused a site visit and there were not photographs of the houses which are currently built there.

Cllr Hignett made the point that a site visit should take place, so that all the planning committee members could see the site.

The planning officer also said that you had to walk across fields to Hanwood, it was not mentioned in their report that there is an established footpath.

As a parish council we put forward our case, based on material matters, which was not adequately considered. There was no mention of the Pontesbury Neighbourhood Plan.

46.3 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:

46.3.1 PLANNING REFERENCE - 25/03757/TPO

DEVELOPMENT PROPOSED - Reduce crown by a maximum of 30 percent of 1no. Pear tree protected by the Shrewsbury & Atcham Borough Council (Hinton Lane, Hall Bank and Station Road) Tree Preservation Order 2005 (SA/404)

LOCATION: - Car Park Rear Of 3 Railway Mews, Minsterley Road, Pontesbury Shrewsbury

SUPPORT: We support this application because of significant overhang into the neighbouring garden. (Comment made at full Council, Planning Committee endorse comment).

46.3.2 PLANNING REFERENCE: 25/04225/TPO (validated: 04/11/2025)

DEVELOPMENT PROPOSED: Fell 7no.Birch & 1no Oak protected by the Shrewsbury & Atcham Borough Council (Pound Lane, Hanwood) Tree Preservation Order 2004 (Ref: SA/395)

LOCATION: Gypsy Coppice, Pound Lane, Hanwood, Shrewsbury, Shropshire, SY5 8JT

SUPPORT: Good grounds for removal on damage already done to neighbouring property and potential further damage to neighbouring property and users of the footpath. To support the saplings, we do not wish replacement trees to be planted.

46.3.3 PLANNING REFERENCE: 25/04042/TCA (validated: 28/10/2025)

DEVELOPMENT PROPOSED: Reduce height by 25 percent of 2no. Pear trees within Habberley Conservation Area

LOCATION: High Fields, Habberley, Shrewsbury, Shropshire, SY5 0TP

SUPPORT: No impact on conservation area, no objection.

46.3.4 PLANNING REFERENCE: 25/03985/TPO (validated: 24/10/2025)

DEVELOPMENT PROPOSED: Crown reduce by 15% 1no Beech protected by the Shrewsbury & Atcham Borough Council (Hinton Lane, Hall Bank and Station Road) Tree Preservation Order 2005 (Ref: SA/404)

LOCATION: Trelawney , Station Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QY

SUPPORT: A reduction of 15% is supported on the grounds of timely maintenance.

46.4 PLANNING APPEAL – For Information Only

Proposed Residential Development Land West Of The Chestnuts, Cruckton, Shrewsbury

Description of development: Permission in Principle for construction of between two and four dwellings

Application reference: 25/02789/PIP

Planning Inspector ref: 6001247

Appeal reference: 25/03422/REF

Appeal start date: 24 October 2025

All representations must be received by 28 November 2025.

PLAN 47.25 CONSULTATIONS OF NEW DESIGN GUIDANCE DOCUMENTS

The Government has been pushing for Design Guidance codes, to have high quality design.

The design document is 60 pages, plus another 40 pages, and a further meeting of a sub-committee could be held & report back to the January 2026 meeting.

Sub-Committee members are Cllr Hodges, Cllr Fletcher and Cllr Moss.

PLAN 48.25 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

PLAN 49.25 EXCLUSION OF PRESS & PUBLIC

In accordance with Section 100A(4) of the Local Government Act 1972, the press and public are excluded from the meeting for the following business, on the grounds that the information could involve the possible disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of that Act.

After a proposal from Cllr Fletcher, seconded by Cllr Hignett, it was agreed that the exclusion of press and public be excluded from the meeting.

PLAN 50.25. PLANNING ENFORCEMENT

The Committee received, for CONFIDENTIAL information ONLY, summary details of Planning Enforcement matters within the parish of Pontesbury.

PLAN 51.25 ENFORCEMENT MATTERS

To request further information from enforcement officer on outstanding items. Deputy Clerk was requested to follow-up on enforcement matters from one year ago.

Meeting Closed at 2005

Chairman: Date: