

PONTESBURY PARISH COUNCIL
PLANNING COMMITTEE MEETING
MONDAY 4TH AUGUST 2025

In attendance:

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

PLAN 17.25 Apologies – none received

PLAN 18.25 Declarations of Interest in Accordance with the Code of Conduct - none

PLAN 19.25 Minutes of Planning Committee – After a proposal from Cllr Fletcher, seconded by Cllr Trow, the minutes of the Planning Committee meeting on Monday 7th July were signed as a true and accurate record.

PLAN 20.25 Public Questions & Comments

PLAN 21.25 Planning Applications

21.1 Planning Decisions – all seven decisions received were the same as the decisions made at previous Planning Committee meetings.

21.2 Planning Applications for Pontesbury Parish Council Area –

21.2.1 **Planning Reference 25/02453/AGR** – For Information Only

21.3 Applications for Tree Preservation Orders

21.3.1 PLANNING REFERENCE - 25/02413/TPO

DEVELOPMENT PROPOSED - Reduce crown by 20%, prune back off neighbouring property by 20% and crown lift to approx. 3m 1no. Copper Beech (T1) protected by the SABC (Main Road, David Ave and Chapel Street, Pontesbury) Tree Preservation Order 2005 (SA/402)

LOCATION: - Long Acre, 10 Yarlington Orchard, Pontesbury, Shrewsbury, Shropshire
SUPPORT, the proposal will increase light on the applicant's garden and also on the neighbouring property. The Tree is in need of routine maintenance.

21.3.2 PLANNING REFERENCE: 25/02221/TCA (validated: 07/07/2025)

DEVELOPMENT PROPOSED: Fell 1no Sycamore & 4no Ash within Habberley Conservation Area

LOCATION: Hillsborough, Habberley, Shrewsbury, Shropshire, SY5 0TP

SUPPORT, Trees are set well back in the village and appear to be impacting on the structural integrity of the building.

PLAN 22.25 Update on the Shropshire Council Local Plan. Comments from Shropshire Councillors Roger Evans and Nick Hignett:

- Shropshire Council using SAMDEV, which was updated in 2015 alongside the town and parish Neighbourhood Plans, to make comments on planning applications. This document was adopted by Shropshire Council but carries little weight, but officially valid until 2026.
- Neighbourhood Plans still valid and will be very useful documents to assist planning officers on making decisions.
- Houses due to be built for the Black Country within Shropshire, should be built in the east of the County.
- Call for sites out at the moment and will be decided by Shropshire Council later in 2025.
- Shropshire Council has to find 600 more houses per year, with the new Government target for Shropshire is now 1,940 per year
- Developers starting to put in planning applications

Pontesbury Neighbourhood Plan has not allocated sites and therefore the Plan cannot be used to refuse applications based on sites.

PLAN 23.25 Review and Approve Planning Pre-Application Discussions Protocol

- Page 2: **Types of pre-applications discussions:** 1st sub-paragraph – 3rd line – remove “expect to receive” and insert “find it helpful”.
- Page 2: 4th sub-paragraph – in entirety: 1st line – remove “either the Ward Member and/or Planning Committee Chairman,” and insert “Pontesbury Parish Council Planning Committee members, of which should be a minimum of 4”.
- Page 2: **Roles of the Parish Council Planning Committee:** remove sub-para 4.

After a proposal from Cllr Fletcher, seconded by Cllr Jones, it was RESOLVED to accept the amendments to the Planning Pre-Applications Discussions Protocol as listed above.

PLAN 24.25 Date of Next Meeting The next meeting will be an Extraordinary meeting to be held on Monday 11th August 2025 at 6.30pm in the Pavilion.

PLAN 25.25 Exclusion of Press & Public After a proposal by Cllr Fletcher, seconded by Cllr Hignett, it was RESOLVED to 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.

PLAN 26.25 Planning Enforcement matters were noted.

Meeting Closed at 1930

Chairman:

Date: