

MINUTES OF THE PLANNING COMMITTEE MEETING

MONDAY 7TH JULY 2025

In attendance: Councillors A Hodges, D Fletcher, M Trow, A Windows, R Evans & N Hignett

Clerk: Nicola Young

Public: None

PLAN.10.25 APOLOGIES FOR ABSENCE Cllr D Jones, Cllr D Gregory

PLAN.11.25. DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT None received

PLAN.12.25 MINUTES OF PLANNING COMMITTEE After a proposal from Cllr Fletcher, seconded by Cllr Trow, it was RESOLVED to approve & sign the minutes of the meeting held on Monday 23rd June 2025.

PLAN.13.25 PUBLIC QUESTIONS AND COMMENTS – no public present

PLAN.14.25 PLANNING APPLICATIONS

14.1 Planning Decisions for Pontesbury Parish Council Area- To receive details of planning decisions made up until 1st July 2025: Noting the one approved planning application was in line with the decision of the Committee.

14.2 Planning Applications for Pontesbury Parish Council Area –

14.2.1 PLANNING REFERENCE - 25/02144/LBC

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 Changes to porch and front elevation windows are more in keeping with the age and character of the building than the existing ones. The proposed rear extension now minus the flat roof and balcony, is a great improvement on the original proposal.

14.2.2 PLANNING REFERENCE - 25/02147/FUL

DEVELOPMENT PROPOSED - Erection of a detached open market dwelling and garage

LOCATION: - Proposed Dwelling To The West Of Breidden Cottage Off, Hinton Lane, Pontesbury, Shrewsbury, Shropshire.

OPPOSE: The Parish Council opposes this application as it is contrary to Policy HOU2 in Pontesbury Neighbourhood Plan and fails to address the National Planning Policy Framework's "overall aim to meet an areas identified housing needs, including an appropriate mix of housing". Housing surveys done by Shropshire Council and Pontesbury Neighbourhood Plan identified the two main requirements were for 2 bed homes and small bungalows for downsizing, partly a reflection of the high percentage of over 65's. In recent years the supply of new homes has been heavily weighted in favour of larger 3-4 bedroom homes in Pontesbury village out of over 150 new homes on the

major developments less than 10% were open market 2-bedroom houses and only 4 bungalows.

This failure to provide an adequate mix of housing sizes and types in the parish was the main reason why Shropshire Council Planning Committee accepted the arguments of Pontesbury Parish Council and supported a bungalow in Plealey [24/00121/FUL] and starter homes at the former Hare and Hounds, Cruckton. It was also the reason for Neighbourhood Plan Policy HOU2 which makes it clear what is required on a small development to satisfy the needs of younger and older generations. The three approved dwellings already satisfy the requirements for larger family homes. To add a similar dwelling ignores the needs of other groups.

Pontesbury has a development boundary, agreed within the Pontesbury Neighbourhood Plan, and this application is outside the Pontesbury development boundary. There is no criteria nor mitigating circumstances which permits this application.

14.2.3 PLANNING REFERENCE - 25/02200/FUL

DEVELOPMENT PROPOSED - Erection of a greenhouse

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

SUPPORT: The scale and siting in a secluded part of the garden means that there will be little or no adverse impact on the character and setting of the listed building. The proposed materials and detailing, wood rather than uPVC, are appropriate to the listed building.

PLAN 15.25 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: **None Received.**

PLAN 16.25 DATE OF NEXT MEETING

The date of the next Planning Committee will Monday 4th August 2025 and will begin at 6.30pm and held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF

Meeting ends 19.17

Chairman:
Cllr A Hodges

Date: