

**PLANNING COMMITTEE MEETING  
MINUTES 2<sup>ND</sup> MARCH 2026**

**In attendance:** Cllr Moss, Cllr Windows, Cllr Evans, Cllr Trow, Cllr Hignett, Cllr Hodges

Members of the public: 4

Clerk to the Committee: N Young

**PLAN.62.25 APOLOGIES FOR ABSENCE** were received from Councillors Duncan Fletcher, Doug Jones and David Gregory

**PLAN.63.25 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT**  
None

**PLAN.64.25 MINUTES OF PLANNING COMMITTEE**

- a. To approve & sign the minutes of the meeting held on Monday 8<sup>th</sup> December 2025.
- b. To approve & sign the minutes of the meeting held on Monday 5<sup>th</sup> January 2026.

After a proposal from Cllr Evans, seconded by Cllr Trow, it was RESOLVED to accept the minutes of the meetings listed above as a true and accurate record.

**PLAN.65.25 PUBLIC QUESTIONS AND COMMENTS –**

R Goff – requests parish council help to oppose the application 26/00184/OUT, land off St Anne's Way, Hanwood, he lists:

Road not suitable for additional cars from 33 houses

Concern re flooding from Rea Brook

Land is currently listed as agricultural – this land is not listed for development

Very near the school

Join Hanwood to historic buildings in Cruckmeole

Outline plan shows the opportunity for further development

A second member of the public stated St Anne's Way, road proposed for development is not wide enough for further traffic. Severn Trent attend to empty sewage, they have trouble accessing due to parked cars.

A third member of the public, current development was build on spoil in-fill from other developments. Concern raised regarding flooding, floods 3x per year, and exiting current development there have been near misses currently, which will be exacerbated with additional cars from 33 new houses.

**PLAN.66.25 PLANNING APPLICATIONS**

**66.1 Planning Decisions for Pontesbury Parish Council Area-** The Planning Committee noted details of planning decisions made up until 23rd February 2026.

**66.2 Planning Applications for Pontesbury Parish Council Area –** The Committee considered following applications and made comments as below:

**66.2.1 PLANNING REFERENCE: 26/00175/CPL FOR INFORMATION ONLY**

**DEVELOPMENT PROPOSED:** Application for a Lawful Development Certificate for the proposed part conversion of existing integral garage to a play room.

**LOCATION: 8 Nursery Lane, Pontesbury, Shrewsbury, Shropshire, SY5 0FP.**

**66.2.2 PLANNING REFERENCE: 26/00184/OUT**

**DEVELOPMENT PROPOSED:** Outline planning permission for residential development to include access

**LOCATION:** Land Off, St Annes Way, Hanwood, Shropshire

**OBJECT –** design and access statement says this is a sensitive site.

Cruckmeole residents wish to retain their distinctive difference from Hanwood, so with narrowing of gap there is much concern from Cruckmeole village.

Location sustainability? On balance this location is not a sustainable location, especially regarding the lack of information in the application. Narrowness of road, access to A488, flooding on site exacerbate the existing development, we appreciate that the development is near the shops, and school, but the site cannot demonstrate sustainability because it is in a sensitive location. Shropshire Council state that sustainability is measured by whether someone has to use a car. Access, Gov guidance on design and access, The applicant should demonstrate that the development can be adequately accessed.

Size of estate roads, drainage and flooding, open countryside, not included in local development plans and also the neighbourhood plan does not give any weight to this application.

Proposal Cllr Evans, seconded by Cllr Hignett – OPPOSED

**66.3 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:

**5.3.1 Reference: 26/00491/TPO (validated: 10/02/2026)**

**Address:** Mayfield House, David Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0QB

**Proposal:** Reduce canopy by 20% and removal of deadwood of 1no Oak protected by the Shrewsbury & Atcham Borough Council (Main Road, David Ave and Chapel Street, Pontesbury) Tree Preservation Order 2005 (Ref: SA/402)

**SUPPORT** – Further to the report from Wood Matters, Pontesbury Parish Council support this application.

**PLAN.67.25 Design of Residential Extensions & Alterations Supplementary Planning Document Response Form** – It was agreed to retrospectively confirm agreement for the completed submitted form.

**PLAN.68.25 Design of New Dwellings Supplementary Planning Document Response Form** – It was agreed to retrospectively confirm agreement for the completed submitted form.

**PLAN.68.25 DATE OF NEXT MEETING**

The date of the next Planning Committee will **Tuesday 7<sup>th</sup> April 2026** and will begin at 6.30pm and held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF.

**PLAN.69.25 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 by Cllr Hodges, seconded by Cllr Hignett, it was agreed to exclude the press and public from the meeting to review CONFIDENTIAL matters.

**PLAN.70.25 PLANNING ENFORCEMENT**

CONFIDENTIAL summary details of Planning Enforcement matters within the parish of Pontesbury were circulated to Planning Committee members. Deputy Clerk to request information on why second Enforcement matter was withdrawn.

Meeting Closed at 1942

Chairman: ..... Date: .....