

PLANNING COMMITTEE

MINUTES OF MONDAY 3rd AUGUST 2026

In attendance: Cllr Fletcher, Cllr Hignett, Cllr Trow, Cllr Gregory, Cllr Evans, Cllr Hodges, Cllr Jones, Cllr Windows, Cllr Moss

Clerk to the Meeting: Debbie Marais

Public in attendance: 16 people

PLAN 19.26 APOLOGIES FOR ABSENCE – None

PLAN 20.26 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT – None

PLAN 21.26 MINUTES OF PLANNING COMMITTEE After a proposal from Cllr Fletcher, Seconded by Cllr Trow, all in favour, it was **RESOLVED** that the minutes of the Planning Committee held on 6th July 2026 were approved & signed as a true and accurate record.

PLAN 22.26 PUBLIC QUESTIONS AND COMMENTS –

Resident 1 reported that the site location in the application should read Plealey Road, not Plealey Lane. The correct location is on the plans.

Resident 2 raised concerns that due to the timing of the application a lot of residents with concerns were unable to attend the meeting to give their views. Cllr Hodges replied that with a Permission in Principle there is a shorter consultation period and that the parish council have to keep to consultation deadlines set nationally.

Resident 3. raised concerns that residents without IT skills would not necessarily know about the application or be able to make their views known.

Resident 4. raised concerns that another adjacent piece of land was also owned by the same applicant and that when considering this application the bigger picture should be borne in mind. Cllr Hodges responded that the policy of the parish council is that every application is always considered in its own rights rather than against potential future applications.

Cllr Moss raised concerns that applying under a PIP was not really appropriate for this type of development Cllr Evans stated that this is not a planning application but is only a Permission in Principle as it is for less than 9 houses.

Resident 5. raised concerns that an overall plan had been broken down into smaller plots in order to fit with the PIP guidelines but that there was a bigger overall development planned for the future.

Resident 6. raised concerns about the location of the proposed development not being suitable for any development.

Resident 7. asked if the parish council were the decision makers. Cllr Hodges explained that the parish council are just consultees and that Shropshire Council make the final decision.

Resident 8. wished to point out that the landowners were the same people as the company directors (applicant) but wondered why they had not applied in their own name. Cllr Hodges replied that this was not a planning concern.

Resident 9. does the applicant have the right to appeal if the PIP is refused. Cllr Hodges replied that they do.

Resident 10. asked what the timeline for a decision would be. Cllr Hodges replied that a decision would be taken by a SC Planning Officer following the consultation deadline.

Resident 11. wanted to upload photographs of the site showing traffic and flooding but couldn't do that using the planning portal. Cllr Evans asked the resident to email the photographs to him and he would forward them to the appropriate officer.

PLAN 23.26 PLANNING APPLICATIONS

23.26.1 Planning Decisions for Pontesbury Parish Council Area- To receive details of planning decisions made up until 3rd August 2026. Noted

23.26.2 Planning Applications for Pontesbury Parish Council Area – Comments in support of or objection to the following applications received:

23.26.2.1

PLANNING REFERENCE - 26/02403/FUL (validated: 09/07/2026)

DEVELOPMENT PROPOSED: Conversion of existing outbuilding/barn to an open market residential use including new access track and associated works.

LOCATION: Proposed Residential Barn Conversion South Of The Kennels, Habberley, Shrewsbury, Shropshire

SUPPORT as the building has sufficient character to be worthy of conserving. The proposed development will maintain the essential character of the building and there will be no significant impact on neighbour's amenity. The council support the use of the correct timber for the windows and the door.

23.26.2.2

PLANNING REFERENCE - 26/02631/PIP

DEVELOPMENT PROPOSED - Application for Permission in Principle for construction of between 1 to 3 Dwellings and New Vehicular Access

LOCATION: - Land At Plealey Lane, Plealey, Shrewsbury, Shropshire

OBJECT Pontesbury Parish Council strongly opposes this application. It is contrary to policy C5 which strictly controls development in the countryside and the proposed location is not sustainable as it fronts a very narrow single vehicle width highway which is often unsuitable for walking and potentially dangerous as it has no lighting, no pavement and a 60mph speed limit. There are no bus services or facilities in the village and so there is no acceptable choice of using active travel to facilities in Pontesbury, hence any householders on the proposed site would rely very heavily on motor transport. The NPPF makes clear that a suitable development site should prioritise active travel and provide a realistic choice of travel. Mainly for this reason as appeal inspector refused a PIP application at the Chestnuts, Cruckton.

A considerable body of local residents have voiced concerns regarding not only flooding on the site but how run off creates dangerous driving conditions on the narrow road. A number of septic tanks empty into the proposed site.

The site is bounded by a prominent hedge which is regarded as significant in the Plealey Conservation Appraisal. The Pontesbury Parish Neighbourhood Plan's landscape appraisal notes that hedges are an important part of the parish's landscape character, not only in their own right but the way they make many landscape buildings unobtrusive. Removal of a section of hedge here would be contrary to policy LAN 1 in the neighbourhood plan.

The proposed site is close to the Plealey Conservation Area which provides the dominant character of the whole village. To add new housing in the proposed location would reduce the significance of the conservation area and thereby affect the character of Plealey.

23.26.2.3

PLANNING REFERENCE 26/01213/FUL

DEVELOPMENT PROPOSED: Demolition of conservatory, car port, chimney and rear extension. Construction of a two storey front and rear extension.

LOCATION: Earlsgrrove, Shrewsbury Road, Pontesbury

SUPPORT as much needed investment in a badly neglected building. Recent amendments should take into consideration concerns raised with regard to overbearing to the property to the east of Earlsgrrove. The parish council support a Juliette balcony only to safeguard privacy. The council is happy with the solar panels on the southern aspect.

23.26.2.4

PLANNING REFERENCE - 26/02644/FUL

DEVELOPMENT PROPOSED - Erection of agricultural cattle housing building.

LOCATION: - Boycot Farm, Pontesbury, Shrewsbury, Shropshire, SY5 9QA

SUPPORT as the scale and site are acceptable in terms of maintaining viability of the business and improving the health and welfare of the animals. There is limited impact on the nearby listed hall and the impact on the landscape is minimised due to screening from the existing farm buildings.

- 23.26.2.5 PLANNING REFERENCE: 26/02717/CPE – FOR INFORMATION ONLY**
DEVELOPMENT PROPOSED: Certificate of lawfulness for existing garden room and lean-to
LOCATION: Shalom , Back Lane, Pontesford, Shrewsbury, Shropshire.
- SUPPORT** no comment required
- 23.26.2.6 PLANNING REFERENCE: 26/02721/LBC**
DEVELOPMENT PROPOSED: 5No Replacement windows
LOCATION: Lake Cottage, 8 Asterley, Minsterley, Shrewsbury, Shropshire.
- SUPPORT** – as the proposed windows will make minimal change to the external appearance. The council welcome the good quality appropriate replacement windows in such a prominent village site, very much in keeping with the character of the building.
- 23.26.3 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 before agenda sent out
- PLAN 24.26 DATE OF NEXT MEETING**
The date of the next Planning Committee will **Monday 7th September 2026** and will begin at 6.30pm and held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF.
- PLAN 25.26 EXCLUSION OF PRESS & PUBLIC**
After a proposal from Cllr Fletcher, seconded by Cllr Trow, it was **RESOLVED** that, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be 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 26.26 PLANNING ENFORCEMENT**
To receive, for CONFIDENTIAL information ONLY, summary details of Planning Enforcement matters within the parish of Pontesbury. Items noted.

Meeting Closed at 1945

Chairman:

Date: