

PONTESBURY PARISH COUNCIL

Meeting of Planning Committee

held on 6th September 2021 at 6.30pm in The Pavilion, Pontesbury

PRESENT

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Lewis, Cllr N Hignett, Cllr Michelle Trow, Cllr David Gregory, Cllr L Charles

Members of the public present: 8

In attendance: Clerk - Debbie Marais, Cllr Roger Evans

33.21 Apologies for Absence

Apologies for absence were received from Cllr D Jones (personal matter) and Cllr John Pritchard (vacation).

34.21 Declarations of Interest in Accordance with the Code of Conduct – Cllr N Hignett is a supplier for the company involved in the application 21/03729/FUL and so will not take part in any discussion or voting concerned with this application

35.21 Minutes of Council

After a proposal by Cllr Fletcher, seconded by Councillor Lewis, it was **RESOLVED to accept the Minutes from the Planning Meeting held on 2nd August 2021 as a true and accurate record.**

36.21 Public Questions and Comments

Resident of Plealey Road, Lea Cross (Application 21/03729/FUL), raised concerns about the drainage system in the area being inadequate to cope with heavy rain and floods and any additional surface water run-off associated with the proposed development. He felt that the adequacy of the ditch system and culvert under Plealey Road would need to be investigated.

Resident (Application 21/03882/FUL) hoped for support from the parish council for the application for an affordable dwelling. The parish council had previously confirmed the applicants strong local connection.

Agent for application 21/03729/FUL offered the following comments in support of the application:

- The proposed development is an enhancement of the amenity offered by the site in terms of fishing, accommodation and includes a café
- The applicant had sought expert advice on drainage for the site and spoken to local residents about their concerns – a number of drainage alleviation measures were included in the proposed development
- A fully worked up landscaping scheme was included in the application to protect the views onto and out from the site

Agent for application 21/03534/FUL wished to make the following points in support of the application:

- The proposed development includes the replacement of the existing house and conversion of the barn into a dwelling – the site will however remain in single ownership
- Agricultural buildings of interest will be improved and retained as a working farm
- The applicant is very concerned with environmental management and stewardship which is reflected in the landscaping and design and access statement for the proposed development e.g. including the restoring of natural waterways & drainage ponds and tree planting

Resident (Application 21/03660/FUL) urged the Planning Committee to request an extension to the deadline for comments and expressed concern about the procedures followed including late notification of local residents and handling of application ie the contamination report relates to a different site. Significant concerns about flooding and contamination were raised.

Resident (Application 21/03660/FUL) raised significant concerns about flooding of their property which adjoins the site including:

- Proposals for surface water management did not satisfy Shropshire Council policies relating to surface water management
- No flood risk assessment was included in the application although national planning policies requested one

Councillor R Evans raised the following points in relation to **application 21/03729/FUL**

- The invitation to all local residents to visit the site and further discussions with them had been welcomed
- Concerns about the additional surface water from caravan roofs and rapid flow of this water from the site
- The site is on rising ground and there needs to be adequate screening of the site for neighbouring properties
- Concerns about speeding traffic onto the A488 and a request for measures to decrease speeding through Lea Cross and to improve the access onto Pound Lane
- Using Plealey road could cause traffic disruption due to the width of the road
- Request for written information about landscaping and anti-flood measures (especially to cope with the extreme, freak floods we have seen in recent years)

37.21 Planning Applications

37.21.1 Planning Decisions for Pontesbury Parish Council Area. Planning Decisions made up to 31st August 2021 were noted.

37.21.2 Planning Applications for Pontesbury Parish Council Area. The following planning applications were put before Committee and comments and objections agreed as below:

- Reference: 21/03548/FUL** | Development Proposed: Erection of a detached garage/store | Location: Cherry Cottage, Lower Road, Pontesbury, Shrewsbury.
Comment: Pontesbury parish council support this application in principle, despite no plans available on the portal, on the basis that the replacement is to be built on the site of the existing garage and is not of an excessive size.
- Reference: 21/03534/FUL** | Development Proposed: Redevelopment to include demolition of existing farmhouse cottage and agricultural buildings and erection of a 1No dwelling, car port and log store, greenhouse and food larder with bat loft along with conversion of cowshed to residential use and retention of granary building; formation of pond, alterations to access road with new bridge and associated landscaping and infrastructure | Brook Vessons Farm, Gatten, Pontesbury, Shrewsbury, Shropshire Pontesbury

Comment: Pontesbury Parish Council feel unable to comment at this stage and wish to request a Heritage Impact Statement before making a decision. The councillors would like more information about the reasons behind demolishing the existing farmhouse and why improvements to the building could not be made instead. Clerk to contact the AONB officers to request their observations.

- Reference: 21/03660/FUL** | Development Proposed: Erection of 38No. dwellings with associated parking, roads, foul pumping station and public open space (resubmission) | Location: Proposed Residential Development Land to the north of, Minsterley Road, Pontesbury | OS Reference: 339341 – 306127 | Applicant: Shropshire Homes Ltd

Comment: Pontesbury Parish Council support this application with the following provisos:

- It is an essential condition that resident's very serious concerns raised about flooding and contamination are investigated thoroughly by the appropriate experts and addressed.
- Councillors feel very strongly that a mini-roundabout is an inadequate traffic calming measure, particularly if the quarry is brought back into operation and would like to see traffic lights and a pedestrian crossing in place.
- Councillors would like to see the development of active travel routes linking the existing cycleway through the site and with the rest of the village.
- Councillors would like to see a re-configured layout particularly on the left hand of the site to be more in keeping with the local character of an edge of village setting
- Councillors would like to see a more welcoming entrance to the site with more tree planting near the entrance and throughout the site

- **Greater sustainability measures such as electric charging points and heating sources included in the development.**

Councillors are happy to meet with the Planning Officer and developer to discuss these conditions further.

- d. **Reference: 21/03720/FUL** | Development Proposed: Erection of extension and conversion of existing garage to form ancillary annexe together with car port and verandah | Location: Willow Lodge , Grove Lane, Pontesbury, Shrewsbury, SY5 0UW.

Comment: Pontesbury Parish Council support this application with the proviso that a covenant is in place to ensure that the buildings on the site remain in single ownership. The single storey dwelling will not have a significantly greater impact on the AONB setting than the existing building. The parish council would like to see replacement trees planted for any trees felled as part of the development.

- e. **Reference: 21/03611/FUL** (validated: 17/08/2021) Address: Little Halston, Pontesford, Shrewsbury, Shropshire, SY5 0UF | Proposal: Erection of a 10 panel 4kw freestanding solar panels in field to serve property

Comment: Pontesbury Parish Council support this application as the site is well screened and the site offers local economic benefit and climate change mitigation.

- f. **Reference: 21/03729/FUL** | Development Proposed: Siting of an additional 39No static caravans, 18No pods, 6No holiday lodges, 1No. amenity block with staff accommodation at first floor and associated infrastructure | Location: Spring Lea , Plealey Road, Lea Cross, Shrewsbury, SY5 8HU | OS Reference: 341898 – 307468 | Applicant: Salop Caravan Sites Ltd

Comment: Pontesbury Parish Council request an extension to the deadline for comments, to enable councillors to meet with the applicant on site. More information and conversation is needed in relation to the local concerns raised about flooding, road safety, layout and scale of the proposed development.

- g. **Reference: 21/03836/FUL** | Development Proposed: Change of use from farm land to the siting of two log cabins with associated works | Location: Lower Vessons Farm, Habberley, Shrewsbury, Shropshire, SY5 0SQ

Comment: Pontesbury Parish Council support this application which is a significant improvement on the previous application with only two lodges which are relatively well-screened.

- h. **Reference: 21/03882/FUL** (validated: 09/08/2021) | Development Proposed: Erection of a single plot exception (SPE) affordable dwelling and garage | Location: Proposed Development Land South West Of, Pontesford, Shrewsbury

Comment: Pontesbury Parish Council strongly support this application for a property for someone with a strong local connection. The proposed dwelling fits well on the site and is of good design. The councillors felt that the appearance of the building could be improved with some attention to architectural details to reflect local properties ie. Lintels and contrasting brickwork. This would give the property more character.

38.21 Applications for Tree Preservation Orders

- a. **Reference: 21/04209/TCA** | Development Proposed: Re-coppice approx. 30no Alder stems within Habberley Conservation Area | Location: Field Opp. Meadow House, Habberley, Pontesbury, Shrewsbury, Shropshire

Comment: Pontesbury Parish Council support this application for suitable maintenance proposed

39.21 Planning enforcement cases – Shropshire Council are working to improve communication with town and parish councils and are welcome direct questions on enforcement cases.

40.21 Asset of Community Value
Deferred until October meeting

41.21 Pontesbury Sports Association Ground Freehold
This is not a matter for the Planning Committee and will be addressed at a future full council meeting.

42.21 In-house Planning Training
Covered by glossary and material planning concern documents sent out by Deputy Clerk with the agenda

43.21 Neighbourhood Plan Update
The Neighbourhood Plan Working Group are:

- Awaiting the historic interest report
- Will be ready to consult in October 2021

44.21 Date of Next Meeting
The date of the next Planning Committee meeting is **Monday 4th October 2021 at 6.30pm in The Pavilion, Hall Bank Road, Pontesbury, SY5 0RF.**

Meeting Closed at 8.50pm

Chairman: Date