

PONTESBURY PARISH COUNCIL



PLANNING COMMITTEE MINUTES – 7th April 2026

In attendance: Cllrs M Trow, D Jones, A Windows, N Hignett and A Hodges

Clerk to the Meeting: Nicola Young

Members of the public: 14 public

PLAN.71.25 APOLOGIES FOR ABSENCE Apologies were received from Cllr D Fletcher, Cllr D Gregory and Cllr G Moss

PLAN.72.25 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT
None received

PLAN.73.25 MINUTES OF PLANNING COMMITTEE After a proposal from Cllr Trow, seconded by Cllr Hignett it was RESOLVED to approve & sign the minutes of the meeting held on Monday 2nd March 2026.

PLAN.74.25 PRE-APPLICATION PRESENTATION - Residential Development at Land adjacent The Den, Plealey

Berry's representative provided background on the site, with eventual planning permission being developed on land.

Landowners are now thinking on a proposal of 3 properties on the site, treated as a local exception plot, 60% of market value and capped at 100m² and available for people who meet Shropshire Council local need criteria for semi-detached properties.

A detached property will be available on open market.

Landowner putting forward a scheme to see if there is any appetite for affordable properties.

Comments:

It is a Planning Policy area designated as open countryside and a conservation area.

The Den is in separate ownership. The Den is an important consideration, the Parish Council has previously stated that no large dwellings should dwarf The Den, so properties should not be built too near.

To consider the position of the proposed houses to safeguard the views into and out of Plealey.

PLAN 75.25 PUBLIC QUESTIONS AND COMMENTS

Plealey Pre-App

2014 definite difficulties in putting houses up on the site. Major issue is access, on the road to Pontesford, deemed dangerous. Quite a significant issue along with the permeability of the ground, fields further down flood on a regular basis.

At what point does development stop, bearing in mind the amount of properties that have been built within the parish?

Busy agricultural road, the access has to be really taken into account regarding safety.

Consideration needs to be given to the environmental impact should development take place.

1857 Cllr Evans joined the meeting

The proposed plans would be detrimental to the views in and out of Plealey.

26/00922/VAR – Applicant provided information on the variation, requesting to split deeds of the annexe, when Decision Note from 2025 stated that the annexe remains as part of the house deeds.

26/00663/FUL – Applicant wishes to gain planning permission for erection of incidental outbuilding, applicant hadn't realised that this was land outside the curtilage of her property, the shed is on agricultural land, and requests retrospective planning permission.

Is this a commercial venture? Planning Enforcement have stated that a change of use of the land and building is required, the applicant stated that the intention of this building is to become a craft workshop, the applicant has been advised to seek retrospective planning permission for the outbuilding.

PLAN 76.25 PLANNING APPLICATIONS

76.25.1 Planning Decisions for Pontesbury Parish Council Area- To receive details of planning decisions made up until 31st March 2026: none received

76.25.2 Planning Applications for Pontesbury Parish Council Area – To consider submitting comments in support of or objections on the following applications received:

76.25.2.1 PLANNING REFERENCE: 26/00514/FUL
DEVELOPMENT PROPOSED: Erection of 3No. three storey terraced dwellings and 1No. three storey detached dwelling.
LOCATION: Former Horseshoes Inn, Minsterley Road, Pontesbury

OBJECT – on the following grounds:

- a. Planning application should state "part retrospective", as the existing building has already been demolished.
- b. Land is known to be contaminated, yet the box on the application form is ticked "no" for contamination.
- c. Western boundary of the site has a history of flooding, when the watercourse overflows.
- d. The ground investigation report carried out in June 2025, states that demolition of the existing building needs special attention given to the appropriate removal of any asbestos containing materials. Was this advice followed? Was an asbestos survey carried out and recorded?
- e. The proposed 3-storey building will totally dominate the street scene, be overbearing and overshadow neighbouring properties.
- f. Cars parked would need to reverse across a footpath to rejoin the A488.
- g. Does not comply with Policy CS6.
- h. NPPF paragraph 139 states "development that is not well designed should be refused". Proposed design bears little relation to the character of Pontesbury village and is more suited to an urban settlement.
- i. It does not satisfy Neighbourhood Plan policy Hou2.

76.25.2.2 PLANNING REFERENCE: 26/00663/FUL
DEVELOPMENT PROPOSED: Change of use of land to residential and erection of incidental outbuilding (retrospective)
LOCATION: 12 Arscott, Pontesbury, Shrewsbury, Shropshire, SY5 0XP.

SUPPORT – the change of use of the land to residential and retrospective approval for the outbuilding on the strict understanding that its use is incidental to the owner of 12 Arscott.

76.25.2.3 PLANNING REFERENCE: 26/00922/VAR
DEVELOPMENT PROPOSED: Variation of Condition Nos 2 and 5 and removal of Condition No. 3 attached to permission 24/02420/FUL dated 02 September 2024
LOCATION: Mount Pleasant, Minsterley Road, Pontesbury, Shrewsbury, Shropshire.

Current Annex does have a kitchen, therefore does not use the main house for amenities.

SUPPORT – that it is a sustainable in terms of location and construction, and there is adequate amenity space for both properties and the privacy of both will be safeguarded.

76.25.2.4 PLANNING REFERENCE: 26/01034/FUL
DEVELOPMENT PROPOSED: Erection of storage building and ancillary works.
LOCATION: Middle Motors, Workshop At, The Brickyard, Cruckmeole, Shrewsbury.

SUPPORT – much needed extra storage facility for Middle Motors. The building is well screened and is of an appropriate size and design for this industrial site.

76.25.2.5 PLANNING REFERENCE: 26/01209/CPL
DEVELOPMENT PROPOSED: Application for a Lawful Development Certificate for proposed single storey rear extension, dormer roof extension to the rear and insertion of 2 rooflights.
LOCATION: Lyndager, Plealey Road, Lea Cross, Shrewsbury, Shropshire.

NOTED

76.25.2.6 PLANNING REFERENCE: 26/00904/FUL (validated: 06/03/2026)
DEVELOPMENT PROPOSED: Erection of 1No dwelling with new access
LOCATION: Proposed Dwelling SW Of Oak Villa, Pontesbury Hill Road, Pontesbury

SUPPORT – we note the applicant has taken into account comments made in the pre-application, and stress the importance of having a turning point because of the narrow busy road. The two-bedroom property will comply with the Neighbourhood Plan Policy HOU2 and the design fits in with the surrounding properties with adequate amenity land.

76.25.3 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:

76.25.3.1 PLANNING REFERENCE 26/00491/TPO
PROPOSED TREE WORKS: 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)
LOCATION: Mayfield House , David Avenue, Pontesbury, Shrewsbury, Shropshire.

SUPPORT – remedial work has revealed more work required for safety reasons. Therefore Pontesbury Parish Council agree with the work requested in the application.

76.25.3.2 PLANNING REFERENCE: 26/00926/TPO (validated: 10/03/2026)
PROPOSED TREE WORKS: Fell and replace with suitable species 1no Ash protected by the Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 (Ref: SA/410)
LOCATION: Hillford House , Brookside, Pontesbury, Shrewsbury, Shropshire, SY5 0QF

SUPPORT – Work is required for safety reasons and Pontesbury Parish Council agree with this application.

PLAN.77.25 SHROPSHIRE COUNCIL SECTION 257 TOWN AND COUNTRY PLANNING ACT
Public Path Diversion Order 2025 (Attached below)

SUPPORT – Pontesbury Parish Council are happy to support the proposed changes.

PLAN.78.25 DATE OF NEXT MEETING
The date of the next Planning Committee will **Tuesday 5th May 2026** and will begin at 6.30pm and held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF.

Chairman: Date: