

PONTESBURY PARISH COUNCIL



Minutes of the Planning Committee Meeting on Monday 7th April 2025

In attendance: A Hodges, M Trow, D Jones, A Windows, N Hignett, D Fletcher, R Evans, N Lewis
Clerk to the Meeting: Nicola Young
10 members of the public in attendance

PLAN 80.24 APOLOGIES FOR ABSENCE An apology of absence was received from:
Cllr David Gregory.

PLAN 81.24 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF
CONDUCT None received.

PLAN 82.24 MINUTES OF PLANNING COMMITTEE After a proposal from Cllr Fletcher,
seconded by Cllr Evans, it was agreed that the minutes of the Planning Meeting of 3rd March
2025 be accepted as a true and accurate record.

PLAN 83.24 PUBLIC QUESTIONS AND COMMENTS –

25/01036/CPL Comments made by local residents in Plealey:

- Contradictory planning statements, regarding visits to children at the home.
- No public transport to Plealey.
- Not happy with the company who are submitting the planning application.
- Plealey is not the place for a children's home, no infrastructure, no amenities.
- Not opposed as long as it is well managed.

The Chairman explained the difference between lawful development and planning material consideration.

25/01068/FUL The Patch, Little Plealey– owners have been informed by Shropshire Council that minor changes to 24/02555/lbc did not constitute a non-material amendment – rear of the property had included a sky light – SC have granted the sky light, owners have requested a dormer. Render on the rear requested but will use heritage bricks at the bottom. The architect put a window on the wrong side, this has been amended. Side screens have been put on as bay windows now allowed. Happy to forego the sky lantern and will have small screens at the side.

PLAN 84.24 PLANNING APPLICATIONS

PLAN 84.24.1 Planning Decisions for Pontesbury Parish Council Area- noted.

PLAN 84.24.2 PLANNING APPLICATIONS

84.24.2.1 PLANNING REFERENCE - 25/00842/FUL

DEVELOPMENT PROPOSED - Erection of single storey side extension, insertion of rooflights to rear roofline, changes to fenestration and application of complete render and timber panelling, creation of hard standing (parking)

LOCATION: - Oak Villa , Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire.

SUPPORT: Feel the proposed changes to the external materials will be a visual improvement and the extra parking spaces should be a bonus for a narrow road location.

84.24.2.2 PLANNING REFERENCE: 25/01035/CPL (FOR INFORMATION ONLY)

DEVELOPMENT PROPOSED: Application for a Lawful Development Certificate: Use of a C3 dwellinghouse as a small children's residential home for up to two young persons (C2)

LOCATION: 1 Ash Grove, Pontesbury, Shrewsbury, Shropshire, SY5 0RQ.

84.24.2.3 PLANNING REFERENCE: 25/01036/CPL (FOR INFORMATION ONLY)

DEVELOPMENT PROPOSED: Application for a Lawful Development Certificate: Use of a C3 dwellinghouse as a small children's residential home for up to two young persons (C2)

LOCATION: Cheriton, Plealey, Shrewsbury, Shropshire, SY5 0UY.

Comments regarding both 84.24.2.2 and 84.24.2.3 above – Certificates have already been issued by Shropshire Council Planning Officer and Cllr Evans is surprised that a decision has been made before the 31 days are up. The parish council planning committee could make comments regarding local information. Request that the parish council object to the methodology used to make this decision.

This parish council understand that the decision has been made but feel that in these circumstances Pontesbury Parish Council have local knowledge and represent local peoples' opinion and should, therefore, have input within the planning timeframes given. We would like and reserve the right in future to make comments.

84.24.2.4 PLANNING REFERENCE: 25/00851/LBC (validated: 28/03/2025)

DEVELOPMENT PROPOSAL: Barn conversion and extension to form a single dwelling with the erection of a new garage and installation of package treatment plant

LOCATION: The Olde Threshing Barn, Pontesford, Shrewsbury, Shropshire, SY5 0UA

SUPPORT: As it maintains the essential character of the building and in doing so, the history of the building can easily be read after conversion.

84.24.2.5 PLANNING REFERENCE: 25/00850/FUL (validated: 28/03/2025)

DEVELOPMENT PROPOSED: Barn conversion and extension to form a single dwelling with the erection of a new garage and installation of package treatment plant

LOCATION: The Olde Threshing Barn, Pontesford, Shrewsbury, Shropshire, SY5 0UA

SUPPORT: Well-screened from the highway. Neighbouring properties should not be significantly impacted in terms of amenity and the setting and character of the listed farmhouse will not be affected.

85.24.2.6 PLANNING REFERENCE - 25/01069/LBC

DEVELOPMENT PROPOSED - Erection of rear dormer window, two storey rear extension and attached single storey rear extension and alterations following demolition of existing flat roof extensions on Grade II listed building

LOCATION: - The Patch, Plealey, Shrewsbury, Shropshire, SY5 0UX

SUPPORT: in line with the comments from the Conservation Officer, Pontesbury Parish Council Planning Committee support LBC being granted.

85.24.2.7 PLANNING REFERENCE - 25/01068/FUL

DEVELOPMENT PROPOSED - Erection of rear dormer window, two storey rear extension and attached single storey rear extension and alterations following demolition of existing flat roof extensions on Grade II listed building

LOCATION: - The Patch, Plealey, Shrewsbury, Shropshire, SY5 0UX.

Support: Proposed changes are in keeping with the character of the building and will not impact on neighbouring amenity.

PLAN 84.24.3 APPLICATIONS FOR TREE PRESERVATION ORDERS

PLAN 84.24.3. Planning Reference 25/00663/TPO

Proposed Tree Works: Ten year management plan for woodland (see report) protected by the Shrewsbury & Atcham Borough Council (Pound Lane, Hanwood) Tree Preservation Order 2004 (Ref: SA/395)

Location: White Cottage, Pound Lane, Hanwood, Shrewsbury

SUPPORT: Pontesbury Parish Council Planning Committee agree with the wood management plan, especially removal of holly and ash, which has got ash die-back and removal of self-seeding sycamores.

PLAN 85.24 DATE OF NEXT MEETING

The date of the next Planning Committee is **to be confirmed** following full Council in May 2025, but will start at 6.30pm and will be held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF

PLAN 86.24 EXCLUSION OF PRESS & PUBLIC After a proposal from Cllr Evans, seconded by Cllr Hignett, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public were 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 87.24 PLANNING ENFORCEMENT Planning Enforcement matters, for CONFIDENTIAL information ONLY, was brought to the attention of Planning Committee members.

Grateful thanks were extended to Cllr Neville Lewis for his lengthy time on the Committee and very helpful services to the Pontesbury Parish Council Planning Committee, especially regarding all tree preservation orders, and a round of applause was given.

Meeting ended at 1937

Signed.....
Chairman

Date.....