

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
3rd June 2019 at 6.30pm

PRESENT

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Hignett, Cllr B Morris, Cllr J Pritchard, Cllr D Gregory, Cllr N Lewis, Cllr S Lockwood, Cllr P Bradbury

Members of the public present: Five

In attendance: Cllr D Jones, Cllr R Evans

CLERK: Debbie Marais

P1.19 ELECTION OF CHAIRMAN

It was proposed by Cllr D Fletcher and seconded by Cllr J Pritchard and

RESOLVED to appoint Cllr A Hodges as Chair for the forthcoming year

P2.19 APOLOGIES FOR ABSENCE

None

P3.19 DECLARATIONS OF INTEREST AND DISPENSATIONS - None

P4.19 MINUTES OF COUNCIL

The minutes were submitted and circulated as read. It was **RESOLVED that the minutes of the Planning Committee meetings held on the 7th and 13th May 2019 be approved and signed as a correct record.**

P5.19 PUBLIC QUESTIONS AND COMMENTS

Resident 1 requested that the comments submitted to Pontesbury Parish Council electronically be added to the minutes for application 19/01876/FUL;

Namely;

- Newly added Tree Protection Plan only seems to dealing with a few trees and that a management plan should be in place to replant any woodland removed.
- Concerns that the applicant had exceeded their maximum allowance of tree cutting for the year and in particular removed a large oak with possible reduction in habitat for wildlife.
- Concerns about the impact of lighting associated with the proposed development on wildlife.

Resident 2 asked if their letter pertaining to Agenda Item 5. Had been circulated to councillors. Clerk stated that it had.

Applicant for 19/01876/FUL wished to update the committee. The full ecological survey had been completed but was not yet on the Shropshire Council planning portal. The tree survey carried out prior to the application being submitted was now available on the portal. A planting plan will be available shortly.

P6.19 REQUEST FOR PARISH COUNCIL CONFIRMATION OF LOCAL CONNECTION

It was agreed that there was a strong local connection in regard to local employment and education.

P7.19 PLACE PLAN REVIEW

It was agreed to recommend to full council on 10/6/19 that the amended Place Plan document be forwarded to Shropshire Council for updating. This would be a live document to be updated as and when necessary.

P8.19 PLANNING DECISIONS

A schedule of decisions made between 30th April and 28th May 2019, in relation to applications for development within the Parish Council's area, was received. **RESOLVED: That the schedule be noted.**

P9.19 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

RESOLVED: That the following comments be submitted to the Shropshire Council Planning Authority:

- a) 19/01876/FUL | Erection of two-storey and single storey extensions, garden room, double garage and bio-mass boiler shed and log store and improved access track | The Firs 4 Pontesford Hill Pontesbury Shrewsbury Shropshire SY5 0UH

Comment: Reluctantly Pontesbury Parish Council feel unable to support this application due to the strength of opposition from local residents and councillors to the negative impact of the proposed access design on the mature woodland area, wildlife and sensitive landscape character, being situated in an Area of Outstanding Natural Beauty. The council feel that the Yew tree is an individual tree of merit and object to its removal. The council do however accept the case for improved access to the site.

The council feel that the need for a car park is not justified and would be out of keeping and negatively impact on the amenity of neighbouring properties.

The council also had the following comments to make;

There is support for the proposed extension which would have no significant negative impact on the landscape character and is in keeping with the existing building in terms of size and design.

There is support for the innovative design for the garden room however there are concerns about the impact of lighting the room, particularly at night, on the character of the AONB and surrounding landscape.

There is support in principle for the garage but feel a reduction in size is necessary. If the biomass boiler was situated in a different position e.g. nearer the house it would reduce the mass of the proposed building and therefore the negative impact on the landscape character as viewed from different positions around the village. One suggestion was to sink the garage in the same way that has been suggested for the garden room. The council would also wish to see additional tree planting to reduce the impact of this part of the proposed development.

- b) 19/02242/FUL | Change of use of annex into a holiday let | Dingle Cottage Top Road Lower Road Junction To Polesgate Pontesbury Hill Shrewsbury Shropshire SY5 0YN

Comment: The Parish Council supports this application as there is ample amenity for holidaymakers and existing dwelling residents. The parish council felt that this was a suitable location for encouraging tourism.

- c) 19/02229/FUL | Erection of replacement dwelling and detached garage; formation of vehicular access | Hill Cottage Top Road Pontesbury Shrewsbury SY5 0YE

Comment: The Parish Council supports this application as they had supported the previous application upon which further improvements have been made to the design and to reduce the height and size of the proposed dwelling.

- d) 19/02070/VAR | Variation of condition no. 3 pursuant of 17/04013/REM to allow for the maximum highway visibility set back of 2.4metres, shall be obtained and thereafter maintained at the site road entrance in both directions | Honeysuckle Cottage Cruckton Shrewsbury Shropshire SY5 8PR

Comment: The parish council supports this application as the existing access has not proved to be dangerous or inconvenient.

P10.19 APPLICATIONS FOR TREE PRESERVATION ORDERS
None received.

P11.19 NEIGHBOURHOOD PLAN

Cllr A Hodges gave a verbal update on the progress of the Neighbourhood Plan Steering Group who have drawn up a vision statement and set of objectives for the plan. A public consultation about these objectives will take place at a public meeting on 13/6/19. Report was **NOTED**.

P12.19 DATE OF NEXT MEETING

1 July 2019 at 6.30pm at Pontesbury Public Hall.

Meeting closed at 8.20 pm .

Signed.....

Date.....

Chair