

**PONTESBURY PARISH COUNCIL**  
**Meeting of Planning Committee**  
**Held at Pontesbury Public Hall**  
**5<sup>th</sup> February 2018 at 6.30pm**

**PRESENT**

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Lewis, Cllr B Morris and Cllr J Pritchard

**One member of the public present**

**In attendance:** Cllr R Evans, Cllr N Hignett and Cllr S Lockwood

**CLERK:** Kate Davies and Debbie Marais

**10.18 APOLOGIES FOR ABSENCE**

Cllr D Gregory – Work commitment

Cllr D Ryder – Personal reasons

**11.18 DECLARATIONS OF INTEREST AND DISPENSATIONS**

Cllr R Evans declared that he is a Governor at Hanwood School.

**12.18 MINUTES OF COUNCIL**

The minutes were submitted and circulated as read.

**RESOLVED that the minutes of the Planning Committee meeting held on the 2<sup>nd</sup> January 2018 be approved and signed as a correct record.**

**13.18 PUBLIC QUESTIONS AND COMMENTS**

None

**14.18 PLANNING DECISIONS**

A schedule of decisions made between 22<sup>nd</sup> December 2017 to 30<sup>th</sup> January 2018, in relation to applications for development within the Parish Council's area, was received.

**RESOLVED: That the schedule be noted.**

**15.18 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA**

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

- a) 17/05951/OUT - Outline application for erection of one detached open market dwelling and garage to include means of access - Land South Of Breidden Cottage Shrewsbury Road Pontesbury SY5 0QA**

Comment: The Parish Council supports this planning application and echoes the opinion of the tree officer that any trees that have to be felled should be replaced.

**b) 17/05952/OUT - Outline application for the erection of one detached open market dwelling and garage to include means of access - Land West Of Breidden Cottage, Off Hinton Lane, Shrewsbury Road Pontesbury SY5 0QA**

Comment: The Parish Council objects to this application. The site is outside the development boundary and therefore in, planning terms, in open countryside. No valid planning reasons have been provided to justify development of this site on an exception basis. Pontesbury currently satisfies its house building target.

**c) 17/05992/FUL - Erection of a primary agricultural workers dwelling with detached double garage - Proposed Agricultural Workers Dwelling At Oakfield Farm Cruckton**

Comment: The Parish Council maintains its strong support for a dwelling on this site. The applicant has made great efforts to overcome the Planning Officers objections to the previous application. The size of the dwelling is justified and the pitch and height of the roof have been reduced from the previous application. A lengthy detailed justification for the need for an agricultural workers dwelling has been provided and is fully supported by the Parish Council. The Parish Council is aware of security issues for this farm, which is close to a main road, and therefore it is imperative that there is a dwelling onsite. The proposed change to the siting of the dwelling is supported to address any issue with the footpath.

**d) 17/05981/VAR - Variation of condition no.2 (temporary permission) and condition no.3 (approved plans) pursuant to 15/01045/FUL to allow for the 3 year approval period to begin from when the caravan is sited; and, to allow for the relocation and design and external appearance of the proposed garage/outbuilding - Proposed Dwelling NW Of The Fishpools Pontesford Hill Pontesbury**

Comment: The Parish Council objects to this application as there is no business plan provided to justify the need for this caravan by the new owner. Once a business plan is provided then the Parish Council will reconsider this application.

**e) 17/06126/VAR - Variation of Condition No.1 attached to permission CC2007/0043 dated 25/01/2008 to allow for the retention of the demountable accommodation for a further temporary period of ten years - St Thomas And St Anne Church Of England Primary School Cruckmeole Hanwood SY5 8JN**

Comment: The Parish Council supports this application for the continued provision of valuable classroom space.

**f) 17/06130/FUL - Erection of a single storey side extension; alterations to chimney breast; replacement of timber finials; replacement of external doors and windows to side and rear elevations; insertion of sunpipes - Croft Court Plealey SY5 0UY**

Comment: The Parish Council supports this application for a modest extension which is well screened and will not have a detrimental impact on the surrounding properties or the Conservation Area.

**g) 17/06062/FUL - Erection of a detached garage - Moorcroft House Pontesford SY5 0UA**

Comment: The Parish Council objects to this application until the applicant can demonstrate that they can still turn vehicles in the curtilage of the dwelling, allowing them to access and leave the dwelling in forward gear.

*The following tree application was brought forward to allow Cllr J Pritchard to speak on the next application.*

- h) 18/00372/TPO - Coppice Hazel from various previously Coppiced stools within the wood protected by: Shropshire Council (Land at Brook Coppice North, Habberley) TPO 2018 - Land At Brook Coppice (North) Habberley SY5 0SQ**

Comment: The Parish Council has no objection to this application.

- i) 17/06073/OUT - Outline application for the erection of 1No dwelling (all matters reserved) - Proposed Dwelling South Of 4 White Horse Cottages Carver Street Pontesbury**

Comment: The Parish Council objects to this application. This is inappropriate overdevelopment of a residential site. The proposed development will have an overdeveloped appearance. Development will overwhelm the existing historic cottages and will have a detrimental impact on the street scene of one of the oldest streets in the village. The street already struggles with vehicle congestion and any additional vehicles will be unacceptable. The site is adjacent to the brook and historically has flooded. The proposed dwelling will have a detrimental residential amenity impact to the neighbour at the rear of the site due to a proposed overlooking window.

**7.30pm - Cllr J Pritchard left the meeting.**

- j) 18/00153/VAR - Removal of Condition No.8 and Variation of Condition No.4 attached to permission 14/00755/FUL dated 10.11.14 -Woodfield Shrewsbury Road Pontesbury**

Comment: The Parish Council has no objection.

- k) 18/00125/FUL - Erection of two extensions to existing cattle house - Newnham Hall Yockleton SY5 9PX**

Comment: The Parish Council supports this application. The extensions are well screened and are needed to maintain the business' viability.

## **16.18 APPLICATIONS FOR TREE PRESERVATION ORDERS**

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

- a) 18/00398/TCA - To carry out various works to trees (see schedule attached to application) within the Plealey Conservation Area. - Croft Court Plealey SY5 0UY**

Comment: The Parish Council supports this application for appropriate long term maintenance.

- b) 18/00600/TPO | To crown reduce by 15% 1 No Silver Birch Tree protected by Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005. | 1 Ashford Drive Pontesbury Shrewsbury Shropshire SY5 0QP**

Comment: The Parish Council supports this application for appropriate long term maintenance.

## **17.18 NEIGHBOURHOOD PLAN**

Cllr A Hodges gave a verbal update on the recent public meeting which unfortunately only two members of the public were in attendance. Cllr D Fletcher had contacted the Community Enablement

Officer at Shropshire Council to seek advice on how to encourage more members of the public to be involved.

It was agreed to email the members of the public to thank them for coming to the meeting and encourage them to continue to be involved.

**18.18 DATE OF NEXT MEETING**

5<sup>th</sup> March 2018 at 6.30pm in Pontesbury Public Hall

**Meeting closed at 7.55pm**

**Signed.....**  
**Chair**

**Date.....**