

PLANNING COMMITTEE MEETING – 5th August 2024

MINUTES

In attendance: Councillors A Hodges, D Fletcher, M Trow, N Lewis, A Windows, D Gregory, R Evans and D Jones

Officer: Debbie Marais, Clerk

Public: 3 members present

PLAN 20.24 APOLOGIES FOR ABSENCE - Cllr Hignett

PLAN 21.24 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT No declarations made.

PLAN 22.24 MINUTES OF PLANNING COMMITTEE After a proposal from Cllr Fletcher and seconded by Cllr Evans, it was unanimously RESOLVED that the minutes of the meeting held on Monday 1st July 2024 were agreed as an accurate record.

PLAN 23.24 PUBLIC QUESTIONS AND COMMENTS

Applicant for 24.2.2 wished to inform the committee that the following compromises would be considered in response to Conservation Officer's comments

- proposed velux window on the extension was for ventilation and that a conservation velux was to be used
- the applicant would be prepared to reduce the size of the dormer windows to be in keeping with the adjacent building but this needed to be balanced with loss of headroom as the pitch of the roof is very steep
- the balcony size had also been significantly reduced

Applicant for 24.2.1. The applicant wished to explain to councillors that the proposed modest dwelling was necessary for the following reasons:

- to further expand the successful family business on the farm
- to expand the family – legally the family would need at least 3 bedrooms soon as they have a girl and a boy
- for security reasons as there is expensive farm machinery stored on site
- for agricultural reasons as the crop needs twice daily spraying and there are livestock that need tending

PLAN 24.24 PLANNING APPLICATIONS

24.1. Planning Decisions for Pontesbury Parish Council Area- To receive details of planning decisions made up 25th June 2024: These were NOTED.

24.2. Planning Applications for Pontesbury Parish Council Area – To agree to comments submitted out of committee due to time constraints and consider submitting comments and/or objections on the following applications received:

24.2.1 PLANNING REFERENCE - 24/02529/FUL.DEVELOPMENT PROPOSED - Erection of 1No dwelling with detached double garage. LOCATION: - Proposed Dwelling Adjacent To No. 2 New Farm Cottages, Arscott, Pontesbury, Shropshire

Comments submitted on Tuesday 6th August 2024: Pontesbury Parish Council supports this application. Although in open countryside the balance of material planning matters

weighs in its favour. The applicant has overseen the expansion and development of his farming business to the benefit of the parish and beyond. Family requirements and the specific needs of his business mean that he needs a house with 4 bedrooms, office and downstairs shower / washroom. This application is the result of a refused application to extend his existing house and needing to be on site to respond swiftly to changing weather [particularly relating to fruit farm], farming emergencies and to deter the serious and growing problem of rural crime. In helping to sustain his diversified farming business it has the support of policy EMP1.4 in Pontesbury Neighbourhood Plan, It is a sustainable development because it is within reasonable walking / cycling distance of bus route and facilities in Hanwood, brings economic benefit and socially will benefit Arcscott community. It is infill development, not an encroachment into open countryside, being part of a long linear development on Pound Lane. Well screened it will not significantly impact on the local landscape with its design sharing features with neighbouring properties Thus it is in line with the aims of CS5 to improve / maintain countryside vitality and the sustainability of the local community.

24.2.2 PLANNING REFERENCE - 24/02554/FUL. DEVELOPMENT PROPOSED - Erection of a two storey rear extension following demolition of existing flat roof extension on Grade II listed building. LOCATION: - The Patch, Plealey, Shrewsbury, Shropshire, SY5 0UX.

Comments submitted on Tuesday 6th August 2024: Pontesbury Parish Council supports this application. We have considered carefully the comments of the Conservation Officer and Pre- Application advice and believe that this application is an acceptable compromise between respecting the character of the listed building and the need to update and safeguard the long term future of the building which needs significant investment.

The relatively large dormers present additional headroom / floorspace, the front roof light will solve serious condensation problems with the roofline already broken up by two dormers. Regarding the rear balcony black iron railings might be more appropriate. Certainly the proposed changes will significantly improve the appearance of the existing structure. There will not be a significant impact on the amenity of neighbouring properties

24.2.3 PLANNING REFERENCE - 24/02555/LBC. DEVELOPMENT PROPOSED - Erection of a two storey rear extension following demolition of existing flat roof extension on Grade II listed building. LOCATION: - The Patch, Plealey, Shrewsbury, Shropshire, SY5 0UX.

Comments submitted on Tuesday 6th August 2024: Pontesbury Parish Council supports this application. We have considered carefully the comments of the Conservation Officer and Pre- Application advice and believe that this application is an acceptable compromise between respecting the character of the listed building and the need to update and safeguard the long term future of the building which needs significant investment.

The relatively large dormers present additional headroom / floorspace, the front roof light will solve serious condensation problems with the roofline already broken up by two dormers. Regarding the rear balcony black iron railings might be more appropriate. Certainly the proposed changes will significantly improve the appearance of the existing structure.

24.2.4 PLANNING REFERENCE - 24/02728/LBC. DEVELOPMENT PROPOSED - Internal rearrangement to The Hayloft and The Granary to include minor external alterations (to the

existing external joinery only). LOCATION: - Horton Lodge Barns, Cruckton, Shrewsbury, Shropshire

Comments submitted on Tuesday 6th August 2024: Pontesbury Parish Council supports this application for minor changes which will have negligible impact on the character of the existing barns or on the listed building and will improve the quality of the conversion.

24.3 **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: None submitted

PLAN 25.24 SHROPSHIRE LOCAL PLAN EXAMINATION – information had been circulated to councillors and was **NOTED**.

PLAN 26.24 DATE OF NEXT MEETING

The date of the next Planning Committee will be on **Monday 2ND September 2024 at 6.30pm**, and will be held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF

PLAN 27.24 EXCLUSION OF PRESS & PUBLIC

After a proposal from Cllr Fletcher, seconded by Cllr Evans, all in favour, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public are 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 28.24 PLANNING ENFORCEMENT

Received, for CONFIDENTIAL information ONLY, summary details of Planning Enforcement matters within the parish of Pontesbury.

The Chairman closed the meeting at 19.25pm having thanked the Clerk and Committee for their input.

Signed..... Date.....
Chairman