

PLANNING COMMITTEE MEETING – 7TH MAY 2024

MINUTES

In attendance: Councillors A Hodges, D Fletcher, M Trow, N Lewis

Officer: Nicola Young, Deputy Clerk

One member of the public

PLAN 96. APOLOGIES FOR ABSENCE Apologies were received from Councillors D Jones, D Gregory, N Hignett

PLAN 97. DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT No declarations made.

PLAN 98. MINUTES OF PLANNING COMMITTEE After a proposal from Cllr Fletcher and seconded by Cllr Trow, it was unanimously **RESOLVED** that the minutes of the meeting held on Tuesday 2nd April 2023 were agreed as an accurate record.

PLAN 99. PUBLIC QUESTIONS AND COMMENTS – (Fifteen minutes will be allowed)
No questions were asked.

PLAN 101. PLANNING APPLICATIONS

101.1. Planning Decisions for Pontesbury Parish Council Area- To receive details of planning decisions made up 30th April 2023: Decision noted by all present, all decision made by SC Planning Authority were in accordance with Pontesbury PC recommendations.

101.2. 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:

101.2.1 Reference: 24/01142/FUL

Address: Ty Newydd, Ford Heath, Shrewsbury, Shropshire, SY5 9GZ

Proposal: Change of use of land to domestic/residential garden and erection of garage building

Comments submitted on Monday 22nd April 2024: The Parish Council supports. Although it is a large garden extension, it is appropriate for the size for the house and the proposed green landscape will reduce the impact and increase biodiversity in line with policy GRE2 of Pontesbury Neighbourhood Plan.

101.2.2 Reference - 24/01144/FUL

Address: - Glendale , Pontesbury Hill Road, Pontesbury, Shrewsbury, Shropshire

Proposal:- Erection of front porch and rear extension, balcony alterations, fenestration and external door adjustments, application of render to external walls

Comments submitted on Monday 22nd April 2024: The Parish Council supports. The proposal will greatly improve its appearance and should not impact significantly on the amenity of neighbours.

After a proposal from Cllr Hodges, seconded by Cllr Trow, it was **RESOLVED** to accept the comments submitted using delegated powers.

1840, Cllr Evans arrived

101.2.3 Reference: PREAPP/24/00006 For information only

Address: Asterley Church Graveyard, Asterley, Shrewsbury, Shropshire

Proposal: Change of use of garage studio to separate dwelling, erection of lodge for ancillary use to new dwelling and new drive way to serve Old Church

101.2.4 Reference: 24/01352/FUL

Address: - Tiptons Orchard , Well Lane, Plealey, Shrewsbury, Shropshire

Proposal: - Single storey rear extension

SUPPORT – good design, with timber frame blending in with existing timber detailing. Well away from neighbouring house, so will not impact on their amenity. Echo Conservation Officer’s comments, “relatively well screened so will not impact on the conservation area”.

101.2.5 Reference - 24/01400/VAR

Address: - The Barnhouse, Lea, Shrewsbury, Shropshire, SY5 8HR.

Proposal: - Removal of Condition No's 4 and 5 attached to permission 11/01626/FUL dated 04 August 2011

SUPPORT In light of the appeal decision relating to Quercus Domas, and the relevant policy in the SPD, which allows for larger affordable homes to fit changing family needs, which the applicant has demonstrated, and does not contradict the Neighbourhood Plan policies, we support this application.

101.2.6 Reference - 24/01427/FUL

Address: - Craighill , Back Lane, Pontesford, Shrewsbury, Shropshire

Proposal: - Erection of single storey rear infill extension

SUPPORT It is good use of the infill space. It will not have any significant impact on the character of the building and the high boundary wall will reduce any impact on neighbours amenity.

101.2.6 Reference - 24/01417/VAR

Address: - Bridgefield, Lea Cross, Shrewsbury, Shropshire, SY5 8HR

Proposal:- Removal of Condition No’s 4 and 7 attached to permission 11/02313/FUL dated 11 January 2012

SUPPORT In light of the appeal decision relating to Quercus Domas, and the relevant policy in the SPD, which allows for larger affordable homes to fit changing family needs, which the applicant has demonstrated, and does not contradict the Neighbourhood Plan policies, we support the removal of the conditions of this application.

101.2.7 Reference - 24/01530/FUL

Address: - Hare And Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8PW.

Proposal - Erection of a garage block comprising of 4 No. double garages.

SUPPORT The design of the garages satisfies our previous concerns with regard to having separate garages rather than one block. The design both reflects the proposed new houses and the rear of the conversion properties. We note the relatively small gardens for such large properties, and therefore a double garage will provide valuable storage space if needed.

101.2.8 FOR INFORMATION ONLY Reference: 24/01606/CPL

Address: Holiday Let Accommodation At, Ineff Cottage, 5 Pontesford Hill, Pontesbury

Proposal: Use of building as ancillary residential annexe

NOTED

PLAN 101.3 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:

101.3.1 Reference - 24/01469/TPO

Address: - The Overs, Hall Bank, Pontesbury, Shrewsbury, Shropshire.

Proposal: - Crown lift and trim 3no. Field Maple and 1no. Ash (Trees 1-3,5 - see schedule) and fell 1no. Ash (Tree 4 - see schedule) protected by the Shrewsbury & Atcham Borough Council (Hinton Lane, Hall Bank and Station Road) Tree Preservation Order 2005

SUPPORT The applicant does not own the trees in question, apart from Tree 5 Field Maple. No objection to trim overhanging branches, no objection to crown lift the ash trees, but must be treated the same from each side. Object to felling a 1no. Ash (Tree 4) as this is a healthy tree. Discussion to be undertaken once ownership agreed, then carry out an inspection of the trees and seek advice from the Shropshire Council Tree Officer.

101.3.2 Reference - 24/01561/TPO

Address: - Pinebank, 3 Brooklands, Brookside, Pontesbury, Shrewsbury

Proposal: - To remove 5no. Ash, 4no. Spruce and 1no. Beech protected by the Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 (SA/410)

OBJECT Reluctantly agree to remove Spruce x 4no., but retain Ash tree on the corner nevertheless this requires work & the applicant will need to seek advice from Shropshire Council Tree Officer. Retain Beech tree. A couple of the Ash trees need work to make them tidier but should be retained as they are all healthy.

PLAN 101.4 PLANNING APPEALS - Appeal Ref: APP/L3245/W/23/3324882

Land off Hinton Lane, Pontesbury, Shrewsbury SY5 0PU

The appeal is allowed, and planning permission is granted for Outline application for the erection of 2 no. detached dwellings. at Land off Hinton Lane, Shrewsbury, SY5 0PU in accordance with the terms of the application, Ref 23/01532/OUT, subject to the conditions in the attached schedule. [Full papers attached]

Comments: Write to Director of Place, Mark Barrow and Tracy Darke, Head of Planning – We are disappointed to learn of the Planning Inspector overturning the decision by SC, can you please provide the reasons why the planning inspection came to the decision due to the likely repercussions of applications that may come forward in the future.

PLAN 101.5 DATE OF NEXT MEETING

The date of the next Planning Committee will be on **Monday 3rd June 2024 at 6.30pm**, and will be held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF

After a proposal from Cllr Fletcher seconded by Cllr Lewis it was RESOLVED to enter CONFIDENTIAL session and exclude the press and public.

PLAN 101.6. EXCLUSION OF PRESS & PUBLIC

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 101.7 PLANNING ENFORCEMENT

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