

PONTESBURY PARISH COUNCIL



Minutes of the Planning Committee Meeting on Monday 3rd February 2025

In attendance: A Hodges, M Trow, D Jones, A Windows, R Evans, D Fletcher, D Gregory,
Clerk to the Meeting: Nicola Young

Two members of the public in attendance

PLAN 64.24 APOLOGIES FOR ABSENCE Apologies of absence were received from:
Cllr Nick Hignett and Cllr Neville Lewis.

PLAN 65.24 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT None received.

PLAN 66.24 MINUTES OF PLANNING COMMITTEE After a proposal from Cllr Fletcher, seconded by Cllr Jones, it was agreed that the minutes of the Planning Meeting of 2nd December 2024 be accepted as a true and accurate record.

PLAN 67.24 PUBLIC QUESTIONS AND COMMENTS – no questions.

PLAN 68.24 PLANNING APPLICATIONS

68.24.1 Pre-Application Discussion Hare & Hounds (Phase 3)

The Agent was present and gave information on Phase 3 to the Pontesbury Parish Council Planning Committee. Requirements for bungalows were understood by the agent, therefore proposal of 5 affordable bungalows [with 20% reduction in perpetuity] and 5 open market bungalows was put forward. Added land at the rear will be used for the biodiversity net gain. The initial scheme proposed was in early stages of development. If moved forward, the agent will look to make an outline plan and the only thing to add is parking provision.

Does it enhance local character? Not many bungalows in Cruckton, no rendered bungalows. The design has attempted to reflect local character in the design, half-hipped property on Phase 2, and include in Phase 3 – is a Cruckton character, therefore the design has attempted to maintain local character.

Older generation looking to down-size, all 5 affordable bungalows are all 3 bed, suggest that the agent looks at 2 bedroom bungalows. 41% of Pontesbury Neighbourhood Plan respondents requested more affordable 2-bedroom bungalows.

The four-brick motif would be a nice detail, to show the properties are part of the Cruckton character.

Open space provision – is the land not suitable for building, or is it a natural boundary for cutting off? Agent states that the land set aside is for biodiversity net gain.

Would the land set aside for biodiversity be suitable for recreation space? Council would not wish to have any damage to planting regarding the biodiversity area.

Agent – if public open space provided would Pontesbury Parish Council take it on for maintenance? Unfortunately, no answer could be given at the time and any comments would be made when the planning application came forward.

Observation bungalows are usually built within or on edge of villages with amenities or near bus stops, it was questioned why bungalows were being built here when there is no access. Bus stop about half a mile from the development without a public footpath. Developer can request to install a bus stop on the corner of the access road.

Would the agent consider installation of pedestrian pathways along the road, which does not exist at the moment. Possible use of CIL funds to install pedestrian pathways.

The road that comes into the site off the main road, serving Phase 2 & Phase 1 is a s.38 adopted road, the affordable housing will be under s.106, for people with local connections. Access for waste vehicles details will be put in the planning permission.

No pre-application will be done with Shropshire Council.

Why look at the offset land at the top and not the bottom? Biodiversity net gain can be split into several different places, the current situation of the offset land is at the back of the Hare & Hounds former public house. Current cut-off is in line with Phase 2 – the more the development goes into open countryside the more the planners will object.

If not an exception site, the affordable homes will be offered to a wider community of people. The site has 50% affordable housing, over policy requirement. As Shropshire Council do not have a 5-year land supply, the developer could build all for profit properties, whereas the developer has put forward a plan for 50% affordable dwellings.

Perhaps developer could consider different types of brick to fit in with the local properties, also many local properties have oak canopies as porches, could this also be considered by the agent? Making them more attractive to look at and fit in with local architecture, and considering the details in the neighbourhood plan.

To consider that, at the moment, this site is open country-side and is an open field at the moment.

Consider a pull-in on the road, especially if a bus stop is installed.

To wait and see what plans comes before the Planning Committee, especially regarding the changes to the Local Plan.

68.24.2 Planning Decisions for Pontesbury Parish Council Area- Details of planning decisions were received and noted by the Committee.

68.24.3 Planning Applications

68.24.3.1 Reference: 24/04684/CPL FOR INFORMATION ONLY

Address: Croft Court, Plealey, Shrewsbury, Shropshire, SY5 0UY

Proposal: Application for a Lawful Development Certificate for the proposed erection of a sauna within rear garden

68.24.3.2 Reference: 25/00125/AGR – FOR INFORMATION ONLY

Address: Lea Hall Farm, Lea, Shrewsbury, Shropshire, SY5 8HY.

Proposal: Prior notification for the erection of a grain store

68.24.3.3 Reference: 25/00245/AGR – FOR INFORMATION ONLY

Alternative Reference PP-13684644

Address: Edge Grove Edge Yockleton Shrewsbury Shropshire SY5 9PY

Proposal : Erection of agricultural building for fodder/straw storage

68.24.4 APPLICATIONS FOR TREE PRESERVATION ORDERS

68.24.4.1 Reference: 25/00013/TCA (validated: 07/01/2025)

Address: Old Farm House, Plealey, Shrewsbury, Shropshire, SY5 0UY

Proposal: Reduce and re-shape by approx. 20-25% 1no Sycamore (T1), remove dead wood and ivy, crown lift 5m and prune back overhang by 30% group of trees on driveway incl. 2no Ash and Oak (T2G), reduce overhang onto garden by 2-3m, prune back large branch by 20% of 1no Ash (T3), tidy and prune back off garden by 20% group of Ash (T4G), reduce by approx 20% 1no Himalayan Birch within Plealey Conservation Area

Due to a short (14-day) consultation period, Councillors Hodges and Lewis, made the following comment on this application which has been submitted:

“No objection, as the work will not significantly affect the character of the conservation area”. The Planning Committee ratified the comment.

PLAN 69.24 DATE OF NEXT MEETING

The date of the next Planning Committee is Monday **3rd March 2025** at 6.30pm and will be held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF

PLAN 70.24 EXCLUSION OF PRESS & PUBLIC After a proposal from Cllr Fletcher, seconded by Cllr Trow, 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 71.24 PLANNING ENFORCEMENT Planning Enforcement matters, for **CONFIDENTIAL** information ONLY, was brought to the attention of Planning Committee members.

Meeting ended at 1930

Signed.....
Chairman

Date.....