

# **PONTESBURY PARISH COUNCIL**



## **Minutes of the Planning Committee Meeting on Monday 2<sup>nd</sup> September 2024**

**In attendance:** Cllr D Fletcher, N Lewis, A Hodges, M Trow, D Jones, N Hodges, A Windows

Clerk to the Meeting: Nicola Young

One member of the public in attendance

29. **APOLOGIES FOR ABSENCE** Apologies of absence were received from:  
Cllr David Gregory, Cllr Roger Evans

30. **DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT** None received.

31. **MINUTES OF PLANNING COMMITTEE** Following a proposal from Cllr Fletcher and seconded by Cllr Trow, it was agreed to approve & sign the minutes of the meeting held on Monday 5<sup>th</sup> August 2024.

32. **PUBLIC QUESTIONS AND COMMENTS –** (Fifteen minutes will be allowed)

Member of the public owns property on Pontesbury Hill – a family member of a neighbour purchased the land adjacent to this property – the land was formerly a meadow, but the hedgerow, trees and field have been bulldozed. A caravan has been parked on the land, presuming with the view to extend the property. The wildlife habitat has now been destroyed. Gentleman is reporting matter on behalf of all neighbours.

Chairman suggested contacting Shropshire Council Planning Department. The issue from a planning perspective is whether there has been a material change of use. It is not entirely clear from what they have done, whether there has been a material change of use. A personal caravan can be parked within their garden. Pontesbury Parish Council can only respond to a planning application that has been submitted to Shropshire Council. Planning permission depends on whether the property is inside or outside the planning boundary.

Cllr Nick Hignett offered the member of the public to get in touch with him as a Shropshire Councillor.

33. **PLANNING APPLICATIONS**

33.1. **Planning Decisions for Pontesbury Parish Council Area-** Details of planning decisions made up until 27<sup>th</sup> August 2024 were received by the Committee. Decisions were all in line with the comments from the Planning Committee.

33.2. **Planning Applications for Pontesbury Parish Council Area –** The following comments submitted out of committee due to time constraints and comments and/or objections on the following applications were made as follows:

**33.2.1 PLANNING REFERENCE - 24/02974/LBC.**

DEVELOPMENT PROPOSED - Repairs to roof.

LOCATION: - Old Hall, Hanwood, Shrewsbury, Shropshire, SY5 8JW.

**SUPPORT** on the basis of much need repairs to a much-valued local building and our support is also conditional upon the repairs being completed on a like-for-like basis.

**33.2.2 PLANNING REFERENCE - 24/02932/COU.**

DEVELOPMENT PROPOSED - Change of use of holiday let to residential annex.

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

**SUPPORT** on the basis that PPC believe that there is ample evidence to demonstrate that the building is ancillary to the main house, in that it has a shared drive, very limited amenity space and has shared utilities. The proposed annex is considerably smaller in size and lies very close to the main house.

**33.2.3 PLANNING REFERENCE - 24/03096/AGR. FOR INFORMATION ONLY**

DEVELOPMENT PROPOSED - Proposed Roof over an Existing Concrete Yard/Cattle Handling Facility.

LOCATION. Cruckmeole Farm, Cruckmeole, Shrewsbury, Shropshire, SY5 8JN.

**Noted.**

**33.2.4 PLANNING REFERENCE - 24/03070/FUL.**

DEVELOPMENT PROPOSED - Change of use of land to domestic/residential garden.

LOCATION: - Ty Newydd, Ford Heath, Shrewsbury, Shropshire, SY5 9GZ.

**OBJECT** PPC are unable to support the application, which is retrospective and the boundaries of the garden, which has been introduced, do not coincide with the boundaries of the planning application. We reserve further comment until the exact boundaries have been clarified.

**33.2.5 PLANNING REFERENCE - 24/03104/FUL.**

DEVELOPMENT PROPOSED - Conversion of storage warehouse unit to 1No dwelling.

LOCATION: - The Old Smelting Works, Pontesford Hill, Pontesbury

**SUPPORT** the application, as this will preserve the integrity of the building and materials and finish will be consistent with units 1-3, the application will ensure the long-term future of the building and will be visually a great improvement and suitable enhancement of the area.

**33.2.6 PLANNING REFERENCE - 24/03117/FUL**

DEVELOPMENT PROPOSED - Application under Section 73a of the Town and Country Planning Act 1990 for the Conversion of existing 12-bedroom Large HMO (Sui Generis) to 16-bedroom Large HMO (Retrospective)

LOCATION: - Engine House, Cruckmeole, Shrewsbury, Shropshire, SY5 8JN.

**OBJECT** many of the residents access the property on foot, the approach is very dangerous, especially over the adjacent railway bridge over the A488 presents a hazard to pedestrians, on this basis alone the parish council would be concerned regarding safety of residents. The plans as they stand do not sufficiently cater for the needs of 16 people in terms of amenities and access to different parts of the building. Make sure all statutory consultees have commented on this planning application, including Fire Service, Building Control, Environmental Health and Social Services. Does the application comply with HHSRS?

**33.3 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:

**33.3.1 PLANNING REFERENCE - 24/03143/TPO.**

DEVELOPMENT PROPOSED - Reduce by approx. 30% and shape 1no. Yew (T1) and reduce by approx. 20% and shape 1no. Holly (T2) protected by the Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 (SA/410).

LOCATION: - Ilex , Brookside, Pontesbury, Shrewsbury, Shropshire.

**SUPPORT** the application for much needed maintenance.

**33.3.2 PLANNING REFERENCE: 24/02796/TCA (validated: 22/07/2024)**

DEVELOPMENT PROPOSED: Reduce and reshape a group of 3no. Himalayan Birch (T1G) by approx 20% within Plealey Conservation Area

LOCATION: The Old Farm Barn, Plealey, Shrewsbury, Shropshire, SY5 0UY

**SUPPORT** the application within the Plealey Conservation Area.

**33.3.3 PLANNING REFERENCE - 24/02970/TPO**

DEVELOPMENT PROPOSED - Fell 1no. Ash to fence height (T75) protected by the Shrewsbury & Atcham Borough Council (South Pontesbury) Tree Preservation Order 2005 (SA/410)

LOCATION: - Police Houses, Minsterley Road, Pontesbury, Shrewsbury, Shropshire.

**OBJECT** As this is a prominent tree within the landscape, we have reservations about the application, Pontesbury Parish Council refer to Shropshire Council Tree Officer, Stephen Shiels, for his expert view and advice prior to making a decision.

1946 Cllr Hignett left the meeting

**34. Proposed reforms to the National Planning Policy Framework and other changes to the planning system.** NALC survey on proposed reforms to Ministry of Housing, Communities & Local Government proposed changes to the planning system. Following a proposal from Cllr Hodges, seconded by Cllr Jones to delegate authority to Cllr Hodges and Cllr Fletcher to make comment on behalf of Pontesbury Parish Council planning Committee.

**35. DATE OF NEXT MEETING**

The next Planning Committee is on Monday 7<sup>th</sup> October 2024 at 6.30pm and will be held in the Pavilion, Hall Bank, Pontesbury, SY5 0RF

**36. 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 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.

**37. PLANNING ENFORCEMENT**

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

The Chairman closed the meeting at 19.55pm having thanked the Clerk and Committee for their input.

Signed..... Date.....hairman