

Clerk to the Council/RFO: Emma Kay
Chairman: Cllr Mrs Teresa Lewis

A Quality Council

26 January 2015

Minutes of a Planning Meeting held at 7.00 pm on Monday 19 January 2015 in the Memorial Hall.

Present: Cllrs Ball (Chair); Gordon, Jones, Mrs Lewis, Moraghen and Mrs Trickett.

In attendance: Nine members of the public.
Cllr Ted Clarke, Shropshire Council.
Anne Cousins – Locum Clerk.

P01.15 **APOLOGIES** – None.

P02.15 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – Those recorded in accordance with the Code of Conduct.

P03.15 **MINUTES** – It was **proposed** by Cllr Mrs Lewis and **seconded** by Cllr Gordon to accept the minutes dated Monday 5 January 2015 as a true record. **All AGREED.**

P04.15 **MATTERS ARISING** – None.

P05.15 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – *To allow the public/representative the opportunity to speak on a Planning Application listed on the Agenda up to a maximum of 3 minutes* – There were nine members of the public in attendance, who raised a number of points about planning matters generally and specific points in relation to the proposed developments at Pulley Lane and Hanley Lane.

A suggestion was made that the Parish Council should employ a specialist to deal with planning applications. It was agreed that this matter would be discussed at the next Full Council meeting on 9 March. **Action – Locum Clerk.**

A further suggestion was made that the Parish Council should fund any appeals arising from the refusal of any of the four pending applications. Mrs Lewis, Chairman of the Council, explained the difficulties in pursuing this course of action. The Parish Council did not have the funds available to do this as its income was earmarked for specific purposes. The Parish Council also had to be fair to all residents and could not fight one particular application but not another.

Mrs Lewis went on to report on a conversation she had had that day with Daniel Kawczynski MP. She said that he was in discussion with the agents, Berry's, and had previously raised a number of questions on planning matters in the House of Commons. She explained that Mr Kawczynski's office were willing to get involved if a planning application was refused and the developers went to appeal. In the meantime, he advised working collectively with other affected local councils.

14/05655/OUT – Outline application for the erection of up to 35 dwellings to include means of access on land to the north of Pulley Lane, Bayston Hill.

- It was adjacent to another site which was given planning permission last year and there was a risk of further applications to come if this one was also approved.
- The houses were large detached properties, which were not required in Bayston Hill, and there was very little green space in the proposed development.
- The access on to Pulley Lane was dangerous and the site of a fatal accident in 2008. A proper traffic survey was needed, even though there was no legal requirement for this.
- The sustainable development arguments used by the developers were not supported by evidence. Services and facilities in Bayston Hill were already stretched.
- Shropshire Council now had its five-year housing supply and therefore this application outside the development boundary was not required.
- There was little public knowledge of this application and an extension was required to enable further public consultation to be carried out.
- There was a particular difficulty with this site as many people did not realise it was in Bayston Hill.
- The site could have important archaeological significance.
- The proposal would be detrimental to wildlife.
- It was noted that the developers argued that no reasons were given for the retention of the gap between Bayston Hill and Shrewsbury. A case needed to be made explaining why it was so important.
- Cllr Clarke said the proposal compromised one of the Rights of Way that made up the Shropshire Way. He explained the applicants would need to make a formal application to divert the footpath, which was a lengthy process.

Cllr Lewis **proposed** and Cllr Jones **seconded** that the Parish Council would object to this application. **All AGREED.** Cllr Mrs Trickett **proposed** and Cllr Mrs Lewis **seconded** that a request to extend the time for public consultation be submitted to Shropshire Council. **All AGREED. Action: Locum Clerk.**

14/05560/OUT – Outline application for the erection of 3 dwellings (to include means of access) on land off Hanley Lane, Bayston Hill.

- The application was another speculative application outside the development boundary.
- The proposed houses were not required in Bayston Hill.

Cllr Jones **proposed** and Cllr Mrs Trickett **seconded** that the Parish Council would object to this application. **All AGREED. Action: Locum Clerk.**

P06.15 **PLANNING** – The following planning applications were considered:

Application Number	Location	Proposal	Decision/Comments
14/05655/OUT	Land to the north of Pulley Lane	Up to 35 dwellings with means of access.	Objection - See above.
14/05560/OUT	Land off Hanley Lane, Bayston Hill	3 dwellings with means of access.	Objection - See above.
14/05548/FUL	16 Sunfield Gardens, Bayston Hill, SY3 0LA	Erection of two-storey side extension following demolition of existing garage.	No objections.

Application Number	Location	Proposal	Decision/Comments
14/05629/TPO	12A Grove Lane, Bayston Hill, SY3 0HJ	Works to one Oak Tree, to include reducing one branch and the removal of deadwood protected by Shrewsbury and Atcham Borough Council (Grove Lane, Bayston Hill), Tree Preservation Order 1989.	No objections.

Planning decisions since last meeting – The following Planning Application decisions have been received since the last meeting:

Application Number	Location	Proposal	Decision
14/04646/FUL	8 Pulley Lane, Bayston Hill SY3 0AU	Erection of a first floor side extension over existing garage and single storey front garage extension and front porch (revised scheme).	Full planning permission granted.

Meeting closed at 7.47 pm