

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

**A Quality Council**

**19 February 2015**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 9 February 2015 in the Memorial Hall.**

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

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

P07.15 **APOLOGIES** – Cllr Gordon.

P08.15 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – Those recorded in accordance with the Code of Conduct.

P09.15 **MINUTES** – It was **proposed** by Cllr Mrs Lewis and **seconded** by Cllr Jones to accept the minutes of the meeting held on Monday 19 January 2015 as a true record. **All AGREED.**

P10.15 **MATTERS ARISING** – Mrs Lewis reported that both the primary school and medical practice were aware of the pending planning applications. The school was not yet at capacity although numbers were becoming more challenging. The medical practice had a neutral view at this stage.

P11.15 **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 ten members of the public present and there was a short discussion about the progress on each of the pending planning applications.

Concern was expressed that Shropshire Council and the developers were interpreting sustainability in the National Planning Policy Framework (NPPF) too narrowly and that this was not being challenged. It was suggested that building over green areas, leading to loss of amenity for future generations, was a strong argument contained in the NPPF, yet Shropshire Council only seemed to have a narrow economic perspective of sustainability.

An example was given of a recent planning application elsewhere in the county which had been refused and went to appeal. At appeal, the inspector said Shropshire Council had a five year supply of housing land and therefore the appeal was dismissed. It was felt this gave some hope to the pending Bayston Hill applications.

| <b>Application Number</b> | <b>Location</b>  | <b>Proposal</b>  | <b>Decision/Comments</b>   |
|---------------------------|--|--|--|
| 14/05577/FUL              | 109 Lyth Hill Road, Bayston Hill SY3 0AT                 | Conversion of existing stables to a 2 bedroom dwelling and detached 3 open bay garage.   | Unanimous decision to object: <ul style="list-style-type: none"> <li>• Contrary to SAMDEV, Parish Plan.</li> <li>• Stables of no value, therefore not about putting an old building to good use.</li> <li>• No need for building to be used by essential agricultural workers as stated in NPPF.</li> <li>• Would create an access on to the road.</li> <li>• Would set a precedent for further development in the countryside.</li> </ul> |
| 14/05712/COU              | Bayston Hill Post Office, 1 Lansdowne Road, Bayston Hill | Change of use from Use Class A1 (Retail) to Use Class A2 (Professional Services)   | Unanimous decision to object: <ul style="list-style-type: none"> <li>• Important to retain as much retail space as possible at The Parade to encourage footfall.</li> <li>• No knowledge of how extensively the vacant unit was advertised.</li> </ul>   |
| 15/00185/FUL              | 13 Beeches Drive, Bayston Hill SY3 0PQ                   | Erection of a single storey wrap-around extension to front, side and rear elevations.  | No objections.   |
| 15/00186/FUL              | 17 Cornwall Drive, Bayston Hill SY3 0EP                  | Erection of porch and ramp to allow disabled access.   | No objections.   |
| 15/00213/FUL              | 69 Lyth Hill Road, Bayston Hill SY3 0HA                  | Erection of part single storey and two storey side extension following demolition of single storey mono pitch extension; single storey rear extension; open oak frame canopy to front elevation and internal remodelling of existing dwelling. | No objections.   |

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

| <b>Application Number</b> | <b>Location</b>  | <b>Proposal</b>   | <b>Decision</b>  |
|---------------------------|--|---|--|
| 14/00823/OUT              | Land to the rear of 21 Hanley Lane, Bayston Hill SY3 0JN | Outline application (access for approval) for the erection of 15 dwellings. | Outline planning permission granted. (Section 106 agreement) |
| 14/05405/FUL              | 22 Lansdowne Crescent, Bayston Hill SY3 0JA              | Erection of two-storey side extension.                                      | Full planning permission granted.                            |

P13.15 **REPORT OF MEETING WITH DANIEL KAWCZYNSKI MP** – Cllr Mrs Trickett reported on a recent meeting between the Parish Council and the local MP. She said he was well aware of the issues around planning in Bayston Hill and elsewhere and he had held discussions with Berry’s, the land agents who were behind a lot of planning applications. Mr Kawczynski had offered to facilitate discussions between Berry’s and the Parish Council, or between Shropshire Council planning officials and the Parish Council, if that would be of assistance to the Parish Council. Cllr Trickett said some residents felt there should be a public meeting.

Cllr Clarke commented that the MP had no role in the planning process. He suggested thanking him for his interest and keeping him informed. **Action: Locum Clerk.**

There were mixed views about the benefits, or otherwise, of a public meeting and it was agreed the value of it would depend on which representatives came. After further discussion, Cllr Moraghen **proposed**, the Chairman **seconded** and it was unanimously **AGREED** to invite Shropshire Council Planning Department officials to come to Bayston Hill and explain to residents the current state of SAMDEV and planning in general. **Action: Locum Clerk.**

P14.15 **PAYMENTS** – Cllr Moraghen **proposed** and Cllr Jones **seconded** that all the listed payments be approved for payment. **All AGREED.**

**Meeting closed at 8.30 pm**