

Clerk to the Council/RFO: Caroline Higgins

Chairman: Cllr Fred Jones

5th May 2016

Minutes of a Planning Meeting held at 7.00 pm on Monday 18 April 2016 in the Memorial Hall.

Present: Cllrs Mrs Lewis (Chair), Ms Candy, Breeze, Gouge and Jones.

In attendance: Clerk, Caroline Higgins; 5 Members of the public

P26.16 **APOLOGIES** – None

P27.16 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None declared in addition to those recorded in accordance with the Code of Conduct.

P28.16 **MINUTES** – It was **proposed** by Cllr Candy, **seconded** by Cllr Gouge and **RESOLVED unanimously** to accept the minutes of the meeting held on Monday 21 March 2016 as a true record.

P29.16 **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* – Mrs Jill Ashurst, a member of the public spoke on behalf of Betley Lane Residents Association to object to the bungalow proposed for land opposite 1 Betley Terrace, Betley Lane, (16/01108/FUL). She expressed her concerns that this planning application had not been properly advertised; that the proposed bungalow was much larger than the existing 'Dutch barn' and would therefore impact on the amenity of nearby properties. She also expressed concern that increased vehicle movements would cause further damage to the lane surface and pointed out that the developer had not previously contributed to the upkeep of the private lane. She considered it was unrealistic to deliver construction materials through the garden of 91 Lyth Hill Road and therefore the construction traffic would add to the congestion on the narrow lane. She considered it unrealistic to connect the proposed bungalow to the drainage without excavation of the lane. Furthermore, the additional building would overload the drainage, exaggerating the flooding experienced at the bottom of the lane during heavy rainfall.

Mr Paul Richards then spoke to object to the reserved matters application proposed to the South of 5 Betley Lane, (16/01016/REM), *which was notified after the publication of the agenda*. He pointed out that the bungalow is much larger than was proposed at outline stage and that the proposed parking spaces appear to encroach onto the narrow lane, which would increase traffic congestion.

P30.16 **MATTERS ARISING: P22.16 b Tree Preservation Orders** – *additional trees* - Cllr Ms Candy and the Clerk reported on a site visit undertaken that morning with Cllr Clarke. They recommended that the additional trees identified by Mr Henney at the previous meeting merited protection under a TPO. This was noted by the Committee.

P31.16 **CONSULTATION ON DRAFT SUPPLEMENTARY PLANNING DOCUMENTS:** *It was resolved unanimously that this matter be deferred to a separate meeting at a later date.*

P32.16 **PLANNING WORKSHOPS:** These were noted by the Committee

P33.16 a. **PLANNING –** The following planning applications were considered:

Application Number	Location	Proposal	Decision/Comments
16/01108/FUL	Land opp 1 Betley Terrace, Betley Lane, Bayston Hill	Erection of detached bungalow	Objection on grounds of restricted access, pedestrian safety, damage to a public right of way, parking problems, flooding of existing properties, layout, visual amenity and overlooking.
16/01016/REM	South of 5 Betley Lane, Bayston Hill, (previously described as 2 South View, Betley Lane)	Reserved matters , (access, appearance, landscaping, layout and scale) pursuant to permission 13/02694/OUT	Objection on grounds of increased size; position on plot; parking spaces encroach onto the lane; visual amenity
16/01385/FUL	15 Grove Lane, Bayston Hill, SY3 0HJ	Application under Section 73a of the Town & Country Planning Act 1990 for the erection of a garden shed, oen sided hot tub canopy and a garden room, (retrospective) together with the erection of a garage	Objection to shed on grounds of size, appearance and potential for commercial use. No objections to garage; garden room or hot tub canopy.

b. **Planning decisions since last meeting –** The following Planning decisions were noted:

Application Number	Location	Proposal	Decision
16/00977/FUL	8 Lansdowne Road, Bayston Hill	Erection of a first floor side extension over existing garage and utility	<i>Permission granted</i>
16/05533/TPO	46 Langley Drive, Bayston Hill, SY3 0PR	To fell two birch trees protected by SABC TPO 2006	<i>Permission granted</i>
16/00738/FUL	Petrol Filling Station, Hereford Road, Bayston Hill, SY3 0DA	Application under S73 of the T&CP Act 1990 to install an electrical quick charging point in main car park area.	<i>Permission granted</i>

16/00440/FUL	8 Fairview Drive, Bayston Hill	Erection of rear extension	Permission granted
16/00854/FUL	The Old Orchard, Sharpstones Lane, Bayston Hill, SY3 0AN	Erection of first floor extension to side elevation	Permission granted
16/00486/FUL	31 Meadowbank, Bayston Hill, SY3 0PU	Erection of two storey side extension	Permission granted
16/00977/FUL	8 Lansdowne Road, Bayston Hill, SY3 0HX	First floor side extension over existing garage and utility	Permission granted
15/05375/FUL	77 Lyth Hill Road, Bayston Hill, SY3 0HA	Application under S73a of the T & C P Act 1990 to erect a 1m high close boarded fence to replace the existing gates and fencing	Permission granted

c. Planning appeals –

16/00989/OUT– Appeal against refusal of an application for proposed residential development land for 5 houses off Gorse Lane – It was resolved unanimously to adjourn the meeting until a later date and *defer* discussion on this appeal until that date. *It was further agreed that the adjourned meeting will reconvene on Monday 25 April 2016 at the Parish Office, to enable the Committee to review the consultation documents (deferred under minute P31.16) on-line*

Meeting adjourned at 7.35pm

Minutes of the adjourned Planning Committee meeting, re-convened at the Parish Office at 3pm on Monday 24 April 2016:

Present: Cllr Mrs Lewis, (Chair); Cllrs Ms Candy, Breeze, Jones

In attendance: Caroline Higgins, Clerk; Cllr T Clarke, 2 members of the public

P34.16 PUBLIC SESSION: Mr O Jones, (architect) & Mr A Smith (developer) presented a pre-application development proposal relating to the land to the rear of the Parade shops, presently occupied by garages. The proposal comprised five modest dwellings, with gardens and parking spaces, for open market sale. The scheme would include lighting to the rear of the existing residential apartments, which are in the ownership of the same land owner, Tally Space. They invited the Parish Council to give their views on the scheme prior to submission of a formal planning application. They suggested that the scheme would address some of the anti-social behaviour issues affecting the area and contribute to the supply of starter homes in the Parish.

The Chairman confirmed that any comments made by the Committee would be made 'without prejudice' and would not constitute a pre-determination of the Council's view on any subsequent application. She then invited the Committee to make any relevant comments.

Cllr T Clarke identified a grassed embankment which is owned by Shropshire Council and maintained by the school. The visitors stated that the landlord had undertaken some maintenance of this bank.

The Clerk requested clarification of how deliveries and bin collections would be accommodated if the access road is blocked half way along. The visitors explained that delivery vehicles would be expected to reverse in and drive out and that there are set delivery times agreed in the shop holders leases, although these are currently disregarded. They stated that a condition could be imposed to ensure deliveries are restricted to school hours to reduce the danger to children.

Cllr Candy expressed concern about the state of the site. Despite attempts by the Parish Council to improve the Parade by installing flower boxes, the site is poorly maintained. The visitors stated the flats were being refurbished by the landlord but that he would be willing to look at how the scheme could incorporate a degree of refurbishment of the site as part of the project

Cllr Jones pointed out the uneven flagstones on the Parade, which require attention. All present discussed the pressures on parking at the shops and it was noted that some shop staff presently park their vehicles in the proposed development site.

Mr Smith offered to obtain details of the tenancy obligations and address any shortfall.

The Chair summed up the discussion by stating the Parish Council would be interested to see a creative scheme to address the anti-social issues and visual appearance of the site and would be unlikely to object to the removal of the garages, which are in a state of disrepair.

The Chairman closed the public session at 3:30pm and the visitors left the meeting.

P31.16 CONSULTATION ON DRAFT SUPPLEMENTARY PLANNING DOCUMENTS: *Deferred from previous session:*

a. Draft Type and Affordability of Housing SPD – The Committee noted that the new documents strengthen the stipulation of local connections for prospective occupiers of affordable housing. It agreed that sections on multiple occupancy were not relevant to Bayston Hill and that the sections on rural workers and arrangements for travellers were of little relevance.

It was agreed that the policies are too long and therefore provide an opportunity to find loop holes. By trying to cover every eventuality in a policy, it is more likely that something will be missed out.

b. Draft Natural Environment SPD – The Committee noted that it is not easy to identify trees protected by TPOs in any particular area. It further noted that Hedge Retention Orders are poorly explained. They resolved to request that more concise definitions of what constitutes an ancient hedge or a veteran tree be included.

c. Draft Historical Environment SPD – The Committee identified a number of important historical features in the Parish, including the Roman finds on Pulley Lane; the Iron Age Hill Fort at The Burgs and an Anglo-Saxon Road near the quarry. They agreed it would be desirable to highlight these assets in the Parish Plan.

The Committee resolved to submit the above comments to Shropshire Council in response to their consultation.

P33.16 PLANNING APPEALS: *Deferred from previous session:*

14/00989/OUT – Appeal against refusal of an application for proposed residential development land, off Gorse Lane Bayston Hill - Outline application (all matters reserved) for the erection of 5 dwellings with garages – The Committee noted that the

appeal will be decided on the basis of a hearing and that comments to the Planning Inspectorate should be submitted by 5 May 2016, quoting the appeal reference.

The Committee reviewed the appealed and agreed that the type of large executive housing proposed does not reflect the needs of the Parish for retirement bungalows and affordable homes and would have a negative impact on the green 'gap'. It was resolved that it would reiterate its original objection comments to the Planning Inspector, referring also to the recent decision rejecting the appeal for 35 dwellings on land to the rear of Gorse Lane.

- P34.16 **GRASSED AREA – CORNER OF ERIC LOCK ROAD & LYTH HILL ROAD** – The Clerk tabled correspondence received since the publication of the agenda, indicating that the owner of 112 Lyth Hill Road wishes to purchase and fence land presently occupied by the Highway Authority. Neighbours had indicated their objection and requested the views of the Parish Council. The Committee commented that there was insufficient information about the ownership of the land to make a formal comment and agreed to request that should that information be clarified, that the Parish Council be kept informed. The Committee did note that there are two mature trees on the site.

The adjourned meeting closed at 4:00pm