

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

**A Quality Council**

**12 January 2015**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 5 January 2015 in the Memorial Hall.**

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

**In attendance:** Approx. 85-90 members of the public.  
Cllr Ted Clarke, Shropshire Council.  
Anne Cousins – Locum Clerk.

P91.14 **APOLOGIES** – Cllr Moraghen (on holiday).

P92.14 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – Those recorded in accordance with the Code of Conduct.

P93.14 **MINUTES** – It was **proposed** by Cllr Mrs Lewis and **seconded** by Cllr Gordon to accept the minutes dated Monday 1 December 2014 as a true record. **All AGREED.**

P94.14 **MATTERS ARISING** – The Locum Clerk reported that the Highways Agency had requested a deferral for three months on planning application 14/04611/FUL – formation of vehicular access and erection of double garage at Shamrock Cottage, Cross Lane, Bayston Hill, in order to obtain further information from the applicant. Bayston Hill Parish Council had objected to the proposed vehicle access on to the A49.

P95.14 **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 approximately 85-90 members of the public in attendance, who wished to speak on 14/05324/OUT – proposed residential development of 39 houses on land off Gorse Lane and 14/05556/OUT – proposed residential development of up to 10 houses and creation of new vehicular access on land off A49, opposite New House, Hereford Road, Bayston Hill. A summary of the discussion in relation to each of these applications is given below.

**14/05324/OUT – Proposed Residential Development off Gorse Lane:**

The main objections stated by residents were:

- The site was outside the Bayston Hill development boundary.
- The proposal would create a significant increase in traffic. The mini-roundabout at the end of Gorse Lane would need to be re-configured to cope with such an increase. A traffic survey was essential before proceeding further with this application. Residents noted the proposal was for 39 homes, whereas only developments of 50+ houses triggered a requirement for a traffic survey.
- Residents did not agree with the applicant's statement that "Bayston Hill has no known infrastructure or utility constraints that limit the number of dwellings the village can sustain" (paragraph 5.15, Planning, Design and Access Statement).
- There had been several accidents in Pulley Lane in recent years, including one fatality.

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- Parked cars would exacerbate the traffic problems in Gorse Lane and at the mini-roundabout. More traffic generated by this development would make parking at the shops and the doctors' surgery more difficult.
- This application had to be considered together with other recent planning applications which had been approved, in order to understand the cumulative effect on the infrastructure in Bayston Hill. These included the houses currently under construction on Pulley Lane/Mary Webb Road and five additional houses to be built at the end of Gorse Lane.
- The National Planning Policy Framework stated a significant choice of school places should be available when building new developments, but one of the two primary schools in Bayston Hill had closed in recent years. Residents were concerned there would be a shortage of school places for their children.
- The housing did not meet any identified need in Bayston Hill. Brownfield sites and empty houses should be used before building on countryside. There was a need for starter homes, but this application would not meet this need.
- There would be an adverse effect on wildlife. The ecology report had been completed in the winter, which was not relevant.
- There had been no consultation with local residents and the timing of this application over the Christmas/New Year holiday period had made it extremely difficult for the public to find out about it, or to make comments on it within the timescale.

**14/05556/OUT – Proposed Residential Development and new vehicle access on land off the A49.**

The main objections stated by residents were:

- The proposed access site on to the A49 was dangerous for road users and pedestrians. The A49 was an accident black spot and there had been two fatalities in recent years. The junction was where the 60 mph limit changed to 30 mph and was on a bend.
- It would be difficult to make a right turn into or out of the proposed access. When Kendricks Bank was built 50 years ago, only one property was allowed direct access on to the A49 because it was considered too dangerous. A resident who had access via the A49 described a serious collision which had occurred to him as he was waiting to turn right into Kendricks Bank and had been shunted from behind by an HGV.
- There was a risk that, if approved, this application would set a precedent for further development on this site and that would add to the dangers of the access.
- It was incorrect to say there was an existing access point (paragraph 1.0 of the Design and Access Statement), as there was only a farm gate occasionally used by tractors.
- Some residents would suffer significant loss of privacy and light, as the proposed development would overlook their houses.
- There would be a detrimental effect on wildlife, as part of the site had been left as a wildlife refuge.
- There was only one affordable house in the proposal. There was no need in Bayston Hill for more large family homes.

In answer to a question, Cllr Ted Clarke, Shropshire Council, said he hoped the Central Planning Committee would refuse both applications. He explained he was a member of the Committee, but was not allowed to vote on applications within his own ward. He briefly explained the situation with regard to Shropshire Council's planning policies, which were currently with the Planning Inspectorate. This made it difficult for Planning Committees to turn down speculative applications due to the potential costs of appeals. If decisions were deferred, applicants could claim for non-determination.

A suggestion was made that the Parish Council could use its funds to fight an appeal. Cllr Clarke explained the relevant planning authority was Shropshire Council and therefore they would be responsible for any appeal costs.

A resident asked what could be done and suggestions made were to send in comments, by e-mail or post, to Shropshire Council; contact the MP and send copies of correspondence to him; have a petition in the village against both proposals; and ask for these proposals to be considered at the Planning Committee at Shirehall to enable the Parish Council and residents to speak against them.

Cllr Mrs Lewis, Chairman of the Parish Council suggested that further statistical data should be collected, e.g. numbers at the school and medical practice and numbers of empty homes in Bayston Hill and that other agencies, such as the Highways Agency, SC Highways Department, Ramblers Association and Wildlife Trust should be asked for their views.

Following the discussion, members of the Planning Committee voted unanimously to object to both applications.

P96.14 **PLANNING** – The following planning applications were considered:

<b>Application Number</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision/Comments</b>
14/05324/OUT	Proposed Residential Development on land off Gorse Lane, Bayston Hill.	Outline application for 39 houses, to include means of access.	Objection - See above. Letter sent 8 January 2015.
14/05556/OUT	Land off A49 opposite New House, Hereford Road, Bayston Hill	Outline application for up to 10 houses and the creation of a new vehicular access.	Objection - See above. Letter sent 9 January 2015.
14/05405/FUL	22 Lansdowne Crescent, Bayston Hill, SY3 0JA	Erection of two-storey side extension.	No objections.
14/05440/FUL	Pine Lodge, Pulley Lane, Bayston Hill SY3 0JH	Erection of a single storey extension and double bay garage, including insertion of roof lights.	No objections.
14/04731/CPL	5 Long Meadow, Bayston Hill, SY3 0NU	Lawful Development Certificate for the erection of a dormer extension in roof space (revised scheme)	For information only.

**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>
14/04646/FUL	Yorkfields, Lyth Hill Road, Bayston Hill SY3 0AU	Erection of two-storey rear extension.	Full planning permission granted.
14/04786/FUL	6 Beeches Drive, Bayston Hill SY3 0PQ	Single storey extension to side and rear elevations.	Full planning permission granted.

**Meeting closed at 8.08 pm**