

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

A Quality Council

14 April 2015

Minutes of a Planning Meeting held at 7.00 pm on Monday 13 April 2015 in the Memorial Hall.

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

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

P21.15 **APOLOGIES** – Cllr Moraghen (sick). Cllr Ball arrived at 7.15 p.m. and in his absence Cllr Mrs Trickett took the Chair.

P22.15 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – Those recorded in accordance with the Code of Conduct.

P23.15 **MINUTES** – It was **proposed** by Cllr Mrs Lewis and **seconded** by Cllr Ball to accept the minutes of the meeting held on Monday 23 March 2015 as a true record. **All AGREED.** This item was deferred until after Cllr Ball's arrival.

P24.15 **MATTERS ARISING** – There were no matters arising.

P25.15 **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* – The member of the public present did not wish to speak.

P26.15 **PLANNING** – The following planning applications were considered:

Application Number	Location	Proposal	Decision/Comments
15/01107/FUL	Proposed Residential Development off Cross Lane, Bayston Hill	Erection of 2No dwellings and extension to an existing private drive.	Majority decision to object on grounds of: <ul style="list-style-type: none"> Type of housing proposed not required in the village and not appropriate to the setting. Detrimental effect on neighbouring properties. Unadopted road in a poor state of maintenance and not suitable for additional traffic. When planning

Signed.....

Date.....

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			permission granted for 3 houses in Cross Lane in 2011, a condition was that the road would be improved but this has not happened.
15/01118/OUT	Land North of Lower Pulley Cottages, Pulley Lane, Bayston Hill	Outline application (all matters reserved) for residential development.	<p>Unanimous decision to object on grounds of:</p> <ul style="list-style-type: none"> • Countryside location; would reduce green buffer between Bayston Hill and Shrewsbury. • Type of housing proposed not appropriate to setting; detrimental effect on neighbouring properties. • Type of housing proposed not required in village. • Access to/from Pulley Lane dangerous and not suitable for additional traffic.
15/01106/FUL	Land Adj 109 Lyth Hill Road, Bayston Hill SY3 0AT	Erection of 1No dwelling.	Majority decision not to object. There were concerns about the trees and it was agreed to request SC to monitor tree works during building work if permission granted.
15/01230/FUL	Land South of 5 Betley Lane, Bayston Hill	Erection of 1No dwelling and formation of vehicular access.	<p>Unanimous decision to object on grounds of:</p> <ul style="list-style-type: none"> • Betley Lane is an unadopted road not suitable for additional traffic. • Concerns about whether or not the sewers were adequate. • Safety of children if more vehicles used Betley Lane.

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

Application Number	Location	Proposal	Decision
15/00185/FUL	13 Beeches Lane, Bayston Hill SY3 0PQ	Erection of a single storey wrap-around extension to front, side and rear elevations.	Full planning permission granted.
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.	Full planning permission granted.
14/05712/COU	Bayston Hill Post Office, 1 Lansdowne Road, Bayston Hill, SY3 0HT	Change of use from Use Class A1 (Retail) to Use Class A2 (Professional Services)	Full planning permission granted.
15/00186/FUL	17 Cornwall Drive, Bayston Hill, SY3 0EP	Erection of porch and ramp to allow disabled access.	Full planning permission granted.

Meeting closed at 7.45 pm