

**Clerk to the Council/RFO: Caroline Higgins**

**Chairman: Cllr Keith Keel**

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**4 June 2018**

**Minutes of a Planning Meeting held at 6.30 pm on Monday 14 May 2018 in the Memorial Hall.**

**Present:** Cllrs Breeze, (Chair); Hudson (Vice Chair); Jones, Gouge, and Keel,

**In**

**attendance:** Clerk, Caroline Higgins; Cllr T Clarke; J Evans (Management agent, Lansdowne Road Shopping Parade);

P38.18 **APOLOGIES** – Cllr Mrs Lewis – holiday; Mr Smith, (landowner, Lansdowne Road Shopping Parade)

P39.18 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None other than those listed in the Register of Interests folder.

P40.18 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – Mr Evans introduced a proposal for a scheme of four semi-detached houses on the site of the derelict garages behind the Lansdowne Road shops. He stated that the landowner was about to submit a planning application and was seeking input and ideas from the Parish Council. The houses would be starter homes with some car parking provision.

The Committee expressed concerns about the lack of garden space and the increased pressure on parking. The agent stated they would alter the front of the Parade to provide four additional parking spaces.

The Committee observed that some deliveries make use of the existing rear access to the shops. The agent observed that only one large vehicle currently uses the access and that alternative arrangements would be made to enable deliveries to be made to the front of the shops. (It was noted that one of the garages is in an unsafe condition due to a delivery vehicle strike).

He stated the development proposed was for market housing and subject to the Community Infrastructure Levy. He asked whether the CIL contribution could be ring-fenced to improve the condition of the shopping parade. The developer indicated that it has been difficult to maintain full occupancy of the Parade Shops. In order to keep rentals down they cannot afford to invest in the site. For this reason they requested any CIL monies arising be set aside for Parade improvements.

*The Clerk outlined the restrictions on how CIL funds may be spent and that the Parish Council receives only a proportion of the CIL funds (15%) which it is required to spend on infrastructure projects to offset the impact of developments. The remainder of the CIL levy is retained by Shropshire Council and parishes are required to bid for contributions to their infrastructure projects.*

The developer was asked whether any further consideration had been given to transferring the frontage of the shops to the Parish Council. The agent stated that the idea had been rejected by the landowner.

The agent stated that their architect had prepared a suggested budget for improvements based on the CIL levy payable. The Chairman requested that these figures be made available to the Council for consideration at the next meeting.

A resident of Lythwood Hall read a letter objecting to the installation of CCTV cameras in the area in relation to a planning application for a camp site (18/00628/FUL). He requested that the Parish Council withdraws its support for CCTV. The Chairman confirmed these comments would be noted and the residents were advised to submit their comments to Shropshire Council, which is still accepting comments on the application.

*The public session closed at 6:55pm and all members of the public left the meeting.*

P41.18 **MINUTES** - It was **RESOLVED unanimously** to approve the minutes of the meeting held on 9 April 2018 as a true record and to authorise the Chairman to sign them.

P42.18 **MATTERS ARISING** – Traffic survey, Pulley Lane – The Committee concluded that funding for traffic surveys was the responsibility of Shropshire Council and resolved to write to them again requesting the survey be repeated at the four sites identified by Mr Hitchcock in his email dated 14 May 2018.

P43.18 **PLANNING APPLICATIONS**

1. Application: 18/01607/FUL -: 8 Hollies Drive, Bayston Hill, Shrewsbury, SY3 0NN ; Proposal: Erection of side extension following demolition of garage – The Committee noted that Shropshire Council had already **granted permission** for this application
2. Application: 18/01645/FUL : 92 Lyth Hill Road, Bayston Hill, Shrewsbury, SY3 0EZ : Proposal: Demolition of existing garage and erection of replacement : No concerns were raised and the Committee resolved to **support** the development.
3. Application: 18/01658/FUL : Address: 4A Mayfield Grove, Bayston Hill, Shrewsbury, SY3 0JZ : Proposal: Erection of two storey side extension : All were in **support** of this application.
4. Application : 18/01761/FUL : Address: 17 Cedar Close, Bayston Hill, Shrewsbury, SY3 0PD : Proposal: Erection of single storey rear & first floor side extension; All were in **support** of this application.

P44.18 **PLANNING DECISIONS** – The Committee noted the following planning decisions:

1. Reference: 17/05590/LBC : Address: Proposed Barn Conversions At Bayston Farm, Burgs Lane, Bayston Hill, Shrewsbury, Shropshire : Proposal: Creation of 6no. dwellings including the demolition of building allowing for the provision of access and amenity space  
Decision: **Grant Permission**
2. Reference: 18/00820/FUL: Address: 7 Berwyn Drive, Bayston Hill, Shrewsbury, SY3 0JF : Proposal: Erection of single storey rear/side

extension following demolition of existing conservatory, WC and utility :  
Decision: **Grant Permission**

3. Reference: 18/00875/FUL : Address: 2 Lonsdale Cottages, Bayston Hill, Shrewsbury, Shropshire, SY3 0EB : Proposal: Erection of a two storey rear extension and single storey side extension  
Decision: **Grant Permission**

P45.18 **PLANNING APPEALS** – None

P46.18 **CORRESPONDENCE** – A letter from a resident concerning the phasing of traffic lights at Dobbies / Baileys roundabout was tabled for consideration. It was noted that the roundabout is managed by Highways England and that the letter should be forwarded to them for consideration.

*The meeting closed at 6:59pm*