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***‘protecting and improving the quality of life***

***for all Bayston Hill residents’***

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

**Chairman: Cllr Fred Jones**

**1 June 2016**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 9 May 2016 in the Memorial Hall.**

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| **Present**: | Cllrs Mrs Lewis (Chair), Ms Candy, Breeze, Gouge and Jones. |
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| **In attendance:** | Clerk, Caroline Higgins; T Clarke, Shropshire Council member |

P34.16 **APOLOGIES –** None, all present

P35.16 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None declared in addition to those recorded in accordance with the Code of Conduct.

P36.16 **MINUTES** – It was **proposed** by Cllr Breeze, **seconded** by Cllr Jones and **RESOLVED unanimously** to accept the minutes of the meeting held on Monday 18 April 2016 as a true record.

P37.16 **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* – There were no public comments

P38.16 **MATTERS ARISING:** *None*

P39.16 **LAND AT JUNCTION OF ERIC LOCK ROAD & LYTH HILL ROAD:** *The clerk briefly described the process for stopping up a piece of land no longer required for highways safety purposes and the influence of the Parish Council in the decision of the Unitary Council. A discussion ensued over the merits of adopting the land, which were not positive due to the time and cost implications associated with ongoing maintenance. It was however* ***resolved******unanimously*** *that the Committee would* ***object*** *to any proposal to fence off the land as it would damage the street scene and make the land vulnerable to development by a private owner. The Committee further resolved that the mature trees on the land merited protection by a TPO.*

P40.16 **RIGHTS OF WAY:** The Committee noted the correspondence and briefly discussed the threats to unrecorded rights of way. It was resolved to monitor the project without committing funding.

P41.16 a. **PLANNING –** The following planning applications were considered:

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| --- | --- | --- | --- |
| **Application Number** | **Location** | **Proposal** | **Decision/Comments** |
| 16/01785/FUL | 3 Amblecote, Grove Lane, Bayston Hill, SY3 0HW | First floor side extension; conversion of two garages to provide residential accommodation; roof works | At 7:15pm Mr K Keel arrived and requested permission to inform the Committee about a neighbour’s concern about overlooking. The Committee noted the comments but did not consider the matter to be sufficient grounds to object**. It was resolved unanimously to make no objection**. |
| 16/01416/FUL | 46 BroadOoak Crescent, Bayston Hill, SY3 0NE | Change of use of part of ground floor for offices; use of land for staff car parking | The Committee noted the site had previously been used as a youth worker’s office and was next to a hairdresser business. It was also noted that the applicant has offices at the nearby Maltings. Residents have complained about inconsiderate parking by staff and visitors on Lythwood Road and it was agreed that the proposal would help to ease parking problems and local congestion. **It was resolved unanimously to make no objection.** |
| 16/01851/FUL | 12 Lyndhurst Drive, Bayston Hill, SY3 0PX | Erection of two storey side extension following demolition of existing. | **It was resolved unanimously to make no objection**. |
| 16/01880/FUL | 30 Long Meadow, Bayston Hill, SY3 )NX | Erection of single storey side extension and two storey rear extension | Cllr Breeze declared his non pecuniary interest as a resident of Long Meadow with no personal relationship with the applicant**. It was resolved unanimously to make** **no objection.** |

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

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| --- | --- | --- | --- |
| **Application Number** | **Location** | **Proposal** | **Decision** |
| 16/01118/FUL | Land west of Betley Lane, Bayston Hill | Erection of detached bungalow with single detached garage to replace existing Dutch Barn | ***Application withdrawn*** |
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**c. Planning appeals –**

**14/00989/OUT– Appeal against refusal of an application for proposed residential development land for 5 houses off Gorse Lane** – The Committee noted the comments submitted in objection to this appeal.

**14/05655/OUT – Land to the north of Pulley Lane, Bayston Hill –** Appeal against refusal of outline application to build up to 35 houses - Appeal reference **APP/L3245/W16/3146986 –** *The Committee resolved to reiterate the Council’s previous objection comments to the Planning Inspectorate and to reference the recent appeal decision rejecting development in the green gap between Bayston Hill and Meole Brace.*

**The meeting closed at 7:35pm**