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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**

**21 July 2016**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 11 July 2016 in the Memorial Hall.**

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| **Present**: | Cllrs Mrs Lewis (Chair), Gouge and Jones; Rob Miles – Co-opted Councillor |
|  |  |
| **In attendance:** | Clerk, Caroline Higgins; Mr Binney  |

P59.16 **APOLOGIES –** Cllr Ms Candy and Cllr Breeze - holidays

P60.16 **DECLARATION OF ACCEPTANCE OF OFFICE** – Mr Robert Miles, having been co-opted onto the Council and the Planning Committee at the Full Council meeting on 27 June 2016 was invited to sign his declaration of acceptance of office. Upon doing so, he was invited to join the Committee and welcomed to the Council.

P61.16 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – The Committee received a signed declaration of disclosable pecuniary interests from Cllr Robert Miles which were noted and retained by the Clerk. No pecuniary interests relating to the agenda items were declared or recorded.

P62.16 **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* – Mr Binney delivered a short survey of residents living in Eric Lock Road indicating their views on the proposed sale of amenity land on the junction of Eric Lock Road and Lyth Hill Road, which the Crown Estate considers to be escheat. Mr Binney had undertaken the survey as the consultation undertaken by the applicants had assumed a non-response to be approval, although some properties were unoccupied at the time of that consultation. Mr Binney had detailed the responses only of occupied properties but including the residents of Edge Close, which leads off Eric Lock Road. He expressed concern that the Crown Estate was keen to sell the land, as was Shropshire Council Highways department. He stated that the residents of Eric Lock Road were opposed to the sale as the land provides a pleasant open aspect to the road. The residents have no knowledge of the intentions of the proposed purchasers but object to the land being fenced off due to its amenity value.

 The Clerk responded, reporting the latest correspondence with Shropshire Council, in which the Parish Council had explained its opposition to the fencing off of the land and its desire to protect the mature trees via a Tree Preservation Order, which would be applied for in due course. The Chairman thanked Mr Binney and confirmed that residents’ concerns relating to amenity value and visibility were noted. *Mr Binney left the meeting.*

P63.16 **MINUTES** – It was **proposed** by Cllr Jones, **seconded** by Cllr Gouge and **RESOLVED unanimously** to accept the minutes of the meeting held on Monday 27 June 2016 as a true record

P64.16 **MATTERS ARISING:** P56.16 - Review of Planning Policy – The Chairman reminded members that the elements of the Planning Policy had been shared amongst members for review. She offered her comments on the final four policy statements:

* Fear and apprehension of local residents – She suggested this be expanded to explain how fears might be addressed via communication with village residents; revision of the parish plan; monthly villager reports and open meetings. She proposed this be précised and included in the policy.
* Development and Flood Risk – She proposed the policy be expanded to encourage the Council to take advice from the emergency planning team and to take account of developers’ proposals to deal with flooding. She further proposed that the policy incorporates a post-development review to check that drainage issues have been appropriately addressed.
* Highways safety – She proposed the policy incorporates an obligation to take advice and consult with experts. She further proposed the policy refers specifically to the vulnerability of having limited access routes into the village and that this be taken account of in responding to planning applications where appropriate.
* Need for local economic activity – This policy would merit expansion.

The Committee noted the suggestions and resolved to defer discussions on the remainder of the policy until a later meeting.

P65.16

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

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| **Application Number** | **Location** | **Proposal** | **Decision/Comments** |
| 16/002600/FUL  | The Three Fishes Inn, Hereford Road, Bayston Hill, SY3 0DB  | Application under Section 73a of the Town and Country Planning Act 1990 for the erection of a smoking shelter to the existing rear drinking area | Supported |
| 16/01616/REM | Land south of Betley Lane, Bayston Hill, SY3  | Re- consultation relating to the proposed approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to permission 13/02694/OUT for the erection of a dwelling to include access: | The Committee noted ongoing concerns about the size of the property which has been relocated into the site. It resolved that due to time restraints, it would on this occasion submit its observations to the Clerk for onward submission to the Planning Authority. |
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**b. Planning decisions since last meeting –** The following Planning decisions were **noted**:

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| **Application Number** | **Location** | **Proposal** | **Decision** |
| 16/01785/FUL | 3 Amblecote, Grove Lane Bayston Hill, SY3 0HW | Erection of first floor side extension; conversion of two garages to provde residential accommodation; roof works | ***Permission granted*** |
| 16/01881/FUL | 30 Long Meadow, Bayston Hill, SY3 0NX | Erection of single storey side extension and two storey rear extension | ***Permission granted*** |
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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 that the appeal had been DISMISSED.

**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 noted the date of the appeal hearing had been set for* ***26 July 2016*** *at the Ludlow Room, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND*

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