

Clerk to the Council/RFO: Caroline Higgins

Chairman: Cllr Keith Keel

10 December 2018

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**Minutes of a Planning Meeting held at 6.30 pm on Monday 26 November 2018 in the Memorial Hall.**

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

**In attendance:** Clerk, Caroline Higgins;

P59.18/19 **APOLOGIES** – Cllr Lewis. These were accepted unanimously

P60.18/19 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None other than those listed in the Register of Interests folder.

P61.18/19 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – None, no members of the public present

P62.18/19 **MINUTES** - It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 29 October 2018 as a true record and to authorise the Chairman to sign them.

P63.18/19 **MATTERS ARISING** – None

P64.18/19 **PLANNING APPLICATIONS** – The Committee considered the following planning applications, which were all validated after the publication of the agenda:

1. 18/02356/FUL: **16 Oak Tree Drive**, Bayston Hill: Erection of 1 dwelling; The Committee noted that the development was proposed within the curtilage of a private garden and would provide limited amenity space for the new dwelling. The Committee noted the comments of the Planning Officer within the Pre-application Consultation report which suggest that the proximity to an existing oak tree places significant constraints on the site.

Following a short discussion it was **resolved unanimously to object** to the development on the grounds that it conflicts with the Parish Council policy on garden developments and that the development would put the existing oak tree at increased risk.

2. 18/05285/TPO -**136 Lythwood Road**; 25% Crown reduction of protected tree; The Committee observed that should the proposal be approved then the tree would require regular periodic maintenance however they raised no objections. It was therefore **resolved unanimously to support** the application.
3. New Planning Applications: The Committee considered the following application validated since the publication of the agenda:

18/05250/FUL: **90 Yew Tree Drive**, Bayston Hill, Shrewsbury: Erection of part single part two storey rear extension; alterations to porch and replace bow window with flush window: The Committee raised no objections and it was **unanimously resolved to support** the proposal.

P65.18/19  
decisions:

**PLANNING DECISIONS** – The Committee noted the following planning

1. 18/04366/FUL: **Cedar Lodge, 109 Lyth Hill Road**, Bayston Hill – Addition of ground floor (kitchen) window on the north east elevation: **Permission granted**
2. 18/04569/FUL: **90 Lyth Hill Road**, Bayston Hill – Erection of single storey rear extension following demolition of existing: **Permission granted**
3. 18/02747/OUT – **Proposed residential development land to the north of Betley Lane**, Bayston Hill; Outline application for up to two dwellings: **Permission refused**
4. 18/03838/FUL: **Stanley Parker Fields, Bayston Hill**: Creation of outdoor gym adjacent to skate park and Multi Use Games Area: OS REFERENCE: 347252 - 308570 APPLICANT: Bayston Hill Parish Council – **Permission granted**

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**PLANNING APPEALS** – None

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**CORRESPONDENCE** – The Committee noted the Annual Report and Accounts of the Shropshire Playing Fields Association and noted the areas in which they could offer independent advice.

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**LOCAL PLAN REVIEW** – The Committee noted that the consultation on Shropshire Council's Draft Local Plan Review will run from 29 November 2018 - 31 January 2019. It further noted that the full evidence of each site assessed by Shropshire Council would be published with the consultation documents.

The Chairman reported that he and the Clerk had attended a presentation at a recent SALC Area Committee meeting and had expressed their concerns about the failure of Shropshire Council to take full account of their consultation meeting proposals.

It was **resolved unanimously** that upon publication of the consultation documents, the Parish Council will publish a link within its website to encourage residents to make their views known directly to Shropshire Council.

It was further **resolved** to recommend to the Full Council that a Housing Need Survey be commissioned to confirm and clarify the preliminary results from the Community Led Plan survey.

It was agreed to defer all further discussion until the meeting on 17 December by which time full evidence would be available to consider.

*The meeting closed at 7:00 pm*