

Clerk to the Council/RFO: Caroline Higgins

Chairman: Cllr Keith Keel

7 January 2019

Minutes of a Planning Meeting held at 6.30 pm on Monday 17 December 2018 in the Memorial Hall.

Present: Cllrs Breeze, (Chair); Hudson (Vice Chair); Mrs Lewis; Gouge; Mrs Clode and Keel. Cllr Jones from 7:00pm

In attendance: Clerk, Caroline Higgins; Seven members of the public inc. Cllr T Clarke

P69.18/19 **APOLOGIES** – None

P70.18/19 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – Cllr Clode declared her interest as an employee at Longmeadow school with reference to the planning application for the erection of a single storey, part infill extension to form a secure reception lobby, ref 18/05594/FUL recently validated and to be considered under agenda item P75.18/19 4.

P71.18/19 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – A resident requested clarification as to which meeting had been referred to in minute P68.18/19. It was confirmed this was a meeting of the Shrewsbury and Atcham Area Committee of the Shropshire Association of Local Councils. The Chairman proposed that comments relating to specific planning applications be received under the appropriate agenda item.

P72.18/19 **MINUTES** - It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 26 November 2018 as a true record and to authorise the Chairman to sign them.

P73.18/19 **MATTERS ARISING** – None

P74.18/19 **PLANNING APPLICATIONS** – The Committee considered the following planning applications,

1. 18/05471/FUL - **32 Lansdowne Road**, Bayston Hill, Shrewsbury, SY3 0HZ: Erection of single-storey side & rear extension – It was noted that there had been no objections from neighbours and the proposals were uncontentious. It was **resolved unanimously to support the application**.

2. The Committee considered the following applications, validated since the publication of the agenda:

18/05594/FUL – Oakmeadow School - erection of a single storey, part infill extension to form a secure reception lobby; The Committee noted that there had been no objections or comments from neighbours. Cllr Clode, having declared her interest, took no part in the debate but informed the Committee that the proposal had arisen from the Safer Schools initiative. **It was resolved to support the application.**

P75.18/19 **PLANNING DECISIONS** – The Committee noted the following planning decisions (as listed on the agenda):

1. 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*
2. 18/03301/OUT – Dwelling to the west of Betley Lane, Bayston Hill, Shrewsbury : Outline application for the erection of one single storey dwelling to include means of vehicular and pedestrian access : *Permission refused*
3. 18/02356/FUL – Pulley Hall, Lower Pulley Lane, Bayston Hill, Shrewsbury: Erection of one self-contained detached annexe to be used as ancillary accommodation, following demolition of existing outbuilding; formation of terraced area; installation of a sewage treatment facility; remedial works to existing boundary wall; *Permission granted*

P76.18/19 **PLANNING APPEALS** – None

P77.18/19 **CORRESPONDENCE** –

1. The Committee noted an email from the applicants of 16 Oak Tree Drive, which had been considered at the previous meeting. *The Committee temporarily suspended Standing Orders to permit the public to speak).*

The applicant was present at the meeting and was invited to make a representation and provide any new information that may not have been available to the Committee when it reached its original decision. The applicant shared an image indicating the envisaged street scene and indicated the property proposed would be for family use. He stated he had been disappointed with the decision to object and invited the Committee members to view the site and review their objection.

A neighbour spoke to object to the proposed development on the grounds the new dwelling would be available for open market housing. He expressed concerns about disruption during construction and the negative visual amenity arising from the proposed boundary wall. He also disputed the accuracy of the site plan and legal ownership of part of the site. He drew attention to the inclusion of protected woodland in the development site.

The applicant was invited to respond. He stated that the woodland was the responsibility of Shropshire Council to maintain but as they had failed to manage the woodland he had felled some fir trees.

The Committee returned to Standing Orders.

The Committee resolved unanimously that no new information had been provided to permit them to review the matter and it the Chairman confirmed that the original decision would stand. The invitation to view the development was declined.

At 6:53pm the applicant and his family left the meeting

2. Request to release a confidential report – The Chairman proposed that in view of the recent publication of the consultation on the Local Plan Review,

the report detailing the Parish Council's initial responses be released. This was **resolved unanimously**.

P78.18/19

LOCAL PLAN REVIEW – The Clerk guided the Committee through the response questionnaire provided by Shropshire Council and invited initial responses to enable a draft response to be prepared.

Concerns were expressed about the inclusion of the Lyth Hill Road site (BAY 39) recently refused planning permission. It was noted that the site had been objected to at the consultation with Shropshire Council in August 2018 and when submitted as a full planning application the previous year.

The Committee noted the need for some development but noted the clear preference for smaller developments expressed in the recently completed Community Led Plan survey.

Cllr Jones arrived at 7:00 pm and apologise for his lateness due to traffic delays.

It was asserted that the Parish Council had objected to the development of the Glebelands site in 2014.

The importance of maintaining the 'Green gap' was noted.

The Committee observed that sites rated 'good' had been rejected in favour of those rated 'fair'.

The preference for smaller developments within the existing development boundary was noted and it was agreed that the Committee had no objections to sustainable development.

The use of 30 dwellings per hectare for capacity calculations was queried and it was noted that Shropshire typically builds housing at a density of around 20 / ha.

It was noted that Site BAY50 had not been included with the Stage 1 assessment but had been included in Stage 2 and 3 assessments. It was noted that the site reference had been changed since Stage 1 from BAY 12.

The Committee noted the importance of housing mix as well as numbers.

The Committee noted that further information had been released by Shropshire Council to inform the public consultation in recent days and more may be made available before the closing date of 31 January 2019.

Action: It was agreed that **all members** should familiarise themselves with the evidence and the rationale which led Shropshire Council to identify sites BAY 39 and BAY 50 as preferred sites and to reject sites BAY 13, BAY 19 and BAY 26.

The Clerk requested that **any comments be sent to the Parish Office by 7 January 2019** to enable a draft response to be formulated.

The Committee noted that a number of sites within the parish had been designated SHR codes, indicating that Shropshire Council viewed these sites as relating to Shrewsbury rather than Bayston Hill and would consider any development within these sites as contributing to the target numbers for Shrewsbury rather than Bayston Hill.

The Chairman observed that the Parish Council was unhappy that it had not been informed of the SHR sites in Bayston Hill since Shropshire Council had agreed to consult the Parish Council about these sites.

The Committee noted that no Landscape Assessment had yet been published covering Lyth Hill.

The Committee noted concerns about the impact of development on the flow of traffic around the A5/A49 roundabout at Dobbies.

P79.18/19

APPROVAL OF PAYMENTS – The Committee approved all the payments presented by the Clerk as becoming due during the Christmas period, including staff salaries.

At 19:45pm the Chairman wished all present a Merry Christmas and closed the meeting.