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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 Keith Keel**

**15 November 2017**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 23 October 2017 in the Memorial Hall.**

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| **Present**: | Cllrs Breeze (Chair); Hudson, (Vice Chair); Keel and Lewis |
|  |  |
| **In attendance:** | Clerk, Caroline Higgins. Three Parish residents; |

P80.17 **APOLOGIES –** Cllr Jones (Family commitment);

P81.17 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None other than those listed in the Register of Interests folder.

P82.17 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS –** All three members of the public expressed a desire to speak in opposition to planning application 17/04769/OUT **- Harlyn, Pulley Lane.** Mr Best spoke first and stated his strong opposition as a two storey building would overshadow the solar panels on his single storey property and overlook his private garden. He also had concerns about road safety at the proposed access associated with additional vehicle movements. He presented his own home as an example of how the existing bungalow might be modernised and made more energy efficient. He referred to the Parish Council’s recently adopted Planning Policy, which includes an objection to the development of new properties in private gardens on environmental grounds.

Mr Griffin objected on the grounds the development is a poor fit with the housing needs of the parish, in which there is a demand for bungalows. He also had concerns about road safety, particularly for pedestrians as there is no footpath on that side of Pulley Lane. He drew attention to a recent (2007) traffic survey which measured 5,000 cars per day using Pulley Lane. He identified a blind spot looking right from the proposed access which would present a risk to other road users.

Mr Hitchcock stated that he supported his neighbours’ objections and had written to the Planning Authority.

*The Chairman closed the public session and proposed that consideration of agenda item A85.17 be brought to the top of the agenda. This was* ***resolved unanimously.***

P85.17 **PLANNING APPLICATIONS**

1. 17/04769/OUT **- Harlyn, Pulley Lane, Bayston Hill**, Outline application (all matters reserved) for the erection of 2 No. two-storey dwellings with integral garages, repositioned shared access and access road;

The Committee discussed the meaning of its objection to developments in gardens and noted that the policy had been written in response to a different situation, (development in rear gardens where the existing property would remain), however it was acknowledged that it was not clear from the wording and that the policy had to be read as written, not as it was intended to be read until such time as it could be reviewed.

The Committee agreed that traffic on Pulley Lane is an ongoing concern and is likely to get worse. It was noted that the bend causing an obstructed view is owned by Shropshire Council and is capable of being re-designed if necessary. The Clerk reminded the Committee of Shropshire Council’s policy on community led road safety concerns whereby Councils may submit sites of concern for assessment three times annually.

The Committee **resolved unanimously to object** to the planning proposal on the following grounds:

* Conflicts with Parish Council planning policy on garden development
* Poor fit with housing need, particularly with the demand for retirement bungalows.

1. 17/04338/FUL - **Dobbies Garden Centre** , Hereford Road, Bayston Hill; Alterations in connection with creation of new food hall entrance and construction of a poly tunnel;

The Committee noted that the details of the applications were particularly scant and that whilst no objections were raised on the available information, further information should be requested to determine whether the development would result in additional visitors to the service area as this would increase the pressure on the roundabout.

1. **17/04868/MAW - Bayston Hill Quarry, Sharpstones Lane, Bayston Hill -** Extraction of sand and gravel, construction of screen bank, diversion of access to Bomere Farm and related engineering operations;

The Committee noted that the application was a joint application from the quarry operators and the land owners. The Committee noted that there had been no objections lodged to the application to date. It noted that outline planning permission has already granted. The benefits of a site visit were considered but the recent visit to Condover Quarry had provided an insight into the types of work which would be expected from this application and it was agreed there would be limited value in visiting the quarry. It was then **resolved unanimously** to support the application.

P83.17 **MINUTES** – It was **RESOLVED unanimously** to make the following amendments to the minutes of the meeting held on Monday 2 October 2017;

* In the penultimate paragraph the second word was altered from ‘Clerk’ to ‘Chair’
* In the final paragraph the spelling of dualling was corrected

The minutes were subsequently approved as a true record and the Chairman signed the minutes.

P84.17 **FOLLOW UP FROM MEETING WITH PARADE MANAGEMENT AGENT –** The Committee **resolved** to write to the management agent requesting clarification of the verbal proposal to transfer the Parade land to the Parish Council to enable them to manage the site and seeking confirmation of the agent’s authority to make the offer.

The Committee **resolved** to confirm the Council’s request to reposition the Parade noticeboard in writing and to liaise with the business owners of any actions planned or taken.

P86.17 **PLANNING DECISIONS –** The Council noted the following planning decisions:

1. Application 17/02561/OUT; Proposed Residential Development Land West Of, Lyth Hill Road, Bayston Hill,: Outline application for residential development and associated infrastructure with new access; Decision: ***Refuse***

P87.17 **PLANNING APPEALS** – None

P88.17 **CORRESPONDENCE -**

* The Committee noted copy correspondence from Mr Tritton to Shropshire Council objecting to the development of the Glebelands site (for information only)
* The Committee received and noted a copy of Mr Hitchcock’s objection letter with respect to application 17/04769/OUT, Harlyn, Pulley Lane (for information only)

P89.17 **WOODLAND AT HANLEY LANE –** The Committee **resolved unanimously** to recommend that the Council considers purchasing the land to protect it as a woodland site and to take their recommendation to Full Council at the next opportunity.

P90.17 **APPROVAL OF PAYMENTS –** The Committee considered the list of payments becoming dueand noted that an additional payment had been presented since the list was prepared. The Committee then **resolved unanimously** to approve payment of the invoices listed with the addition of a payment of £7.50 for window cleaning.

The meeting closed at 8:00 pm