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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**

**22 November 2016**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 31 October 2016 in the Memorial Hall.**

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| **Present**: | Cllrs Mrs Lewis (Chair), Breeze (Vice Chair), Ms Candy, Miles, Gouge, Gordon and Jones. |
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| **In attendance:** | Clerk, Caroline Higgins; 4 members of the public |

P85.16 **APOLOGIES –** None, all present

P86.16 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – Cllr Candy declared a non-pecuniary interest in agenda item P90.16 with respect to planning application 16/04423/FUL, 1 Amblecote, Grove Lane, Bayston Hill as she is acquainted with the applicants.

P87.16 **MINUTES** – It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 3 October 2016 as a true record. The Chairman signed the mintues.

P88.16 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS –** Mrs Ashurst of Betley Lane Residents Association spoke to object to the proposal to build a bungalow on land west of Betley Lane, ref 16/04348/FUL. She stated the development would be extremely detrimental to the lane as it would lie on the opposite side to all other houses. The position of the proposed building is unclear from the application and the existing gateway proposed for access is not presently used for vehicles. Access for construction via Lyth Hill Road is unsuitable as the access proposed is too narrow. She provided photographs of the site to illustrate her points. She also raised concerns about the damage to the surface of the privately maintained road and the ongoing issues of limited parking and poor visibility at the access to Lyth Hill Road.

Mr Trever Mennel then read a letter from the applicant, which had previously been circulated to the Committee. He stated the road is a public highway due to public access for over 20 years; that the gates were in use and were installed with planning permission. He stated the proposed bungalow would address the shortage of this type of property in Bayston Hill and therefore meets a local need. The applicant had discussed the application with planning officers and adjusted it to avoid overlooking. The plot is not a garden but a larger plot, complying with the relevant planning policies. He offered to answer the Committee’s questions

In response to a question from the Committee Mr Mennel stated that drainage would be taken through the applicants’ property onto Lyth Hill Road.

When asked about pedestrian safety, Mr Mennel stated the development would expect to generate only 1 additional car which would be provided with off-street parking.

The architect spoke about affordable housing but later confirmed the bungalow would be sold or let commercially.

P89.16 **MATTERS ARISING:**

**P56.16 Review of Planning Policy –** The Committee resolved to defer this item to the next meeting to allow sufficient time to consider planning applications.

P90.16 a. **PLANNING –** The following planning applications were considered:

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| --- | --- | --- | --- |
| **Application Number** | **Location** | **Proposal** | **Decision/Comments** |
| 16/04348/FUL | Land west of Betley Lane, Bayston Hill | Erection of a detached bungalow with single detached garage following removal of existing Dutch barn | Objection on grounds of cramped back garden development; establishment of new housing line on opposite side of the lane; poor condition of the lane with no compulsion to contribute to its maintenance costs; pressure on parking; drainage arrangements unclear, failing to demonstrate that further flooding will not be generated by the development |
| 16/04474/TPO | 4 Oak Tree Drive, Bayston Hill | To crown reduce 2 No. mature oak trees by 20%; protected by SABC (Oak Tree Drive, Hanley Lane, Parrs Lane, Bayston Hill) Variation of Tree Preservation Order 2003 | Supported |
| 16/04423/FUL | 1 Amblecote, Grove Lane, Bayston Hill, SY3 0HW | Erection of single storey rear esctension; erection of extension to first floor and associated alterations to existing dwelling | Supported in principle, with a recommendation that the concerns of a neighbour are given due consideration |
| 16/04548/FUL | 71 Hollies Drive, Bayston Hill | Erection of single storey rear extension and front porch extension | Supported |
| 16/04586/FUL | Telecoms Tower, Gorse Lane, Bayston Hill | The replacement of 3 No. existing antennas for 3 No new antennas set on new brackets; the installation of 1 No. 600mm and 1 No. 300mm diameter transmission dish and the removal of 3 No. equipment cabinets for 2 No. equipment cabinets | Supported |
| 16/04584/FUL | 42 Langley Drive, Bayston Hill | Removal of existing flat roof and mansard fascia and construction of new pitched roof to include 2 No. roof lights | Supported |
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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** |
| 16/03602/FUL | Land to the north of Gorse Lane, Bayston Hill | Erection of 1 No. detached dwelling with garage and retention of agricultural access following the demolition of existing outbuildings | Withdrawn |
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**c. Planning appeals –** None

**There being no other business, the meeting closed at 7:31pm**