

**Clerk to the Council/RFO: Caroline Higgins**  
**Chairman: Cllr Mark Underwood**

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**Minutes of a Planning Meeting held at 6.30 pm on Monday 15 June 2020 via Zoom video conference.**

**Present:** Cllrs Clode (CC); Lewis (TL) and Underwood (MU).

**Not Present:** Cllrs Jones and Gouge

**In attendance:** Locum Clerk, Shaun Jones (SJ);

**P1.20/21 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE - None**

**P2.20/21 DISCLOSURE OF PECUNIARY INTEREST – None**

**P3.20/21 PUBLIC SPEAKING AT COUNCIL MEETINGS –** There were no members of the public present.

**P4.20/21 MINUTES – Proposed MU, seconded CC,** it was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 16 March 2020 as a true record and to authorise the Chair to sign them.

**P5.20/21 DELEGATED POWERS – Proposed MU, seconded CC,** it was **RESOLVED unanimously** to ratify the BHPC response [in consultation with Chair of the Council and Chair of the Planning Committee] to the following applications received since the March planning committee meeting:

1. 20/01237/VRA106 : Variation to the S106 attached to 13/03793/FUL to remove clause 8.2 and replace with a conditional mortgagee exclusion clause for **1-14 (inclusive) and 16-36 (even) Bestune Way, 1-7 (inclusive), and 9 Otter Drive** : Applicant: The Wrekin Housing Group Limited: To view online [Click here](#)  
Mrs Caroline Higgins (Neutral)  
Comment submitted date: Wed 22 Apr 2020  
Bayston Hill Parish Council would object to any amendment that would have the effect of reducing the availability of affordable housing, either now or in the future but having received an assurance that this is purely a technical amendment for the purposes of borrowing, the Council raises no objections.
2. 20/01196/FUL : **The Old Orchard , Sharpstones Lane, Bayston Hill** : Erection of first floor extension over existing garage and conversion of garage to accommodation : To view online : [Click here](#)  
Mrs Caroline Higgins (Neutral)  
Comment submitted date: Wed 22 Apr 2020  
Bayston Hill Parish Council raises no objections to the development proposed.

**P6.20/21 PLANNING APPLICATIONS** – To consider the following planning applications;

1. Reference: 20/02159/FUL : **46 Broad Oak Crescent, Bayston Hill** : Erection of single storey extension to side and alterations to front elevation – It was **resolved unanimously to make no objection to this application.**
2. Reference: 20/01801/FUL : **1 Ferndale Betley Lane Bayston Hill** : Erection of detached garage – It was **resolved unanimously to make no objection to this application.**
3. Reference: 19/04389/OUT – **Proposed Development Land To The South Of Meole Brace Retail Park** : Approve an additional submission based on Shropshire Highways published view on this application – 23<sup>rd</sup> May 2020. It was **resolved unanimously to strongly object to this application.** The following additional comments were agreed on:-

Bayston Hill Parish Council deeply regrets that the email that was published on 23 May 2020 regarding the concerns of the Bayston Hill Parish Council and local residents regarding the new access into the development and the impact on traffic congestion on the A5112 Hereford Road and the Pulley Lane junction has by completely dismissed by Shropshire Council's Area Manager for Developing Highways.

This site is not included in this Five-Year Housing Land Supply Statement and therefore there is no justification for its inclusion and is not required to meet current housing need.

"6.42 years supply of deliverable housing land against the housing requirement within the adopted Local Plan and 8.00 years supply of deliverable housing land against the housing need identified using Governments standard methodology. Consequently, Shropshire Council considers that local planning policies remain up to date and contribute to achieving sustainable development, through development of the right types of housing, in the right locations and within the right timescales". This site does not form part of the SAMDev housing allocated sites in Shrewsbury and should not even be a consideration until 2022. Please note that Shropshire Council's Regulatory Services department also raised this crucial point during their consultations on this development.

A query has been raised by members over the number of school places that this development would require. The figure we quoted in our original submission of 48 has been questioned by BHPC members and could be far from reality when 150 houses are occupied by families. Could this be referred for verification please. See below the original response from Bayston Hill Parish Council which **STRONGLY OBJECTS** to the proposed development.

**P7.20/21 PLANNING DECISIONS**

The Committee **noted** the following planning decisions:

1. 20/01196/FUL : **The Old Orchard , Sharpstones Lane, Bayston Hill** : Erection of first floor extension over existing garage and conversion of garage to accommodation : *Grant Permission*
2. 20/01049/FUL: **25 Long Meadow Bayston Hill** : Erection of a part single, part two storey rear extension : *Grant Permission*

3. 20/00992/TPO : **9 Oak Tree Drive, Bayston Hill** : Crown thin by 15% 1no Oak & reduce crown by 1.5metres of 1no Hawthorn protected by the Shrewsbury & Atcham Borough Council (Oak Tree Drive, Hanley Lane, Parrs Lane, Bayston Hill) Tree Preservation Order 2003 (Ref: SA/374) : *Grant Permission*
4. 20/00827/FUL Address: **53 Fairview Drive, Bayston Hill**: Erection of first floor side extension and associated alterations : *Grant Permission*
5. 20/00440/ADV : **Bayston Hill Service Area Hereford Road Bayston Hill** : Erect and display 1 internally illuminated, 9 metre high totem sign : *Grant Permission*
6. 20/01790/AMP : **9 Edge Close Bayston Hill** : Non Material Amendment for the repositioning of proposed garage to previously approved planning permission 18/04161/FUL Erection of a part ground and part first floor extension; detached garage and associated works : *Grant Permission*

**P8.20/21 PLANNING APPEALS – No appeals to note**

*The meeting closed at 6:56pm*

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