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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**

**18 January 2017**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 13 January 2017 in the Memorial Hall.**

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| **Present**: | Cllrs Mrs Lewis (Chair), Breeze (Vice Chair), Candy, Gouge, Keel and Miles |
|  |  |
| **In attendance:** | Clerk, Caroline Higgins |

P10.17 **APOLOGIES –** Cllr Jones – holiday (accepted)

P11.17 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None other than those listed in the Register of Interests folder

P12.17 **MINUTES** – It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 9 January 2017 as a true record. The Chairman signed the minutes.

P13.17 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS –** No public present. The Committee took the opportunity to identify issues and suggest questions to ask of the developer who proposes to build on land off Lyth Hill Road:

Key issues:

* Development site outside development boundary & SAM.Dev Local Plan
* Traffic speeds; parking and pedestrian safety on Lyth Hill Road
* Surface water drainage
* Infrastructure pressures (schools; surgery; highways capacity & key junctions)
* Sustainable transport
* Environmental sustainability

Key questions:

* Is the developer aware that Lyth Hill Road is the main conduit for users of Lyth Hill Country Park? What provision has he made to deal with the added pressures his development will bring?
* Shropshire Council is reviewing the bus service that serves Lyth Hill. How will the proposed development support public transport services in the village?
* What are the developer’s proposals to provide or improve pedestrian links to the development?
* Has the developer carried out a feasibility study on the potential impact on key infrastructure, including the doctor’s surgery; highways movements and local schools? If so will they share it with the Parish Council?
* Is the developer aware that the improvement of the junction of Lyth Hill Road and the A49 Hereford Road is a key priority identified in the Parish Plan?
* A shortage of low cost housing has been identified in the Parish Plan. What level of Affordable Housing provision is envisaged on the proposed development?
* Has the developer undertaken an environmental impact assessment? What provision is envisaged to provide adequate wildlife corridors?
* Will the development make provision for sustainable energy generation, such as orientation of roofs to maximise the benefits for solar panels? Will the development have a low carbon footprint?

P14.17 **REVIEW OF BAYSTON HILL PLANNING POLICY**

1. Cllr Gouge gave his apologies but was unable to suggest amendments for items 5 – 8 of the 2008 policy.
2. Cllr Candy presented her suggestions to expand upon items 16 – 19 of the 2008 policy. She also proposed that the structure of the policy be overhauled so that it is a descriptor of the Councils aims and objectives as they relate to planning.
3. The Clerk referred the Committee to the SAM.Dev Local Plan; the Adopted Core Strategy of Shropshire Council and the National Planning Policy Framework, which together form the material guidance for assessing planning applications. The Parish Plan also carries weight as a material planning consideration when adopted by Shropshire Council. She recommended the policy be cross referenced to National, local and parish plans and that any comments submitted by the Council make reference to these documents as appropriate.
4. **Revised Planning Policy** – The Committee noted that the 2008 policy was simply a list of material planning considerations. It was agreed to review the key priorities identified in the Parish Plan Review dated 2010 and recommend that the following statements form the foundation of a revised Bayston Hill Planning Policy:

* To ensure Bayston Hill remains a distinct and separate settlement with restricted development between the village and Shrewsbury town.
* That Bayston Hill remains a Community Hub within the established development boundary, as defined in the SAM.Dev Local Plan.
* To maintain the character and community feel of the village.
* To invite and encourage residents to give their views on planning applications.
* To encourage extensions to properties that are within approved planning constraints, so encouraging residents to remain in the village.
* To oppose properties being built in gardens, so protecting the character of the village and existing wildlife corridors.
* To support the maintenance and preservation of open spaces within the village to maintain amenity value and ensure environmental sustainability.

The Committee resolved to further develop the policy and keep it under review at a future meeting.

P15.16 **SHROPSHIRE COUNCIL’S LOCAL PLAN REVIEW –** The Committee again reviewed the aspirations and objectives of the parish for future development with reference to the Parish Plan Review dated 2010 to inform a response to the forthcoming partial local plan review.

1. **Potential benefits and opportunities of future growth?** – The Committee noted that the potential for development of the Oaklands site for community use and up to 51 houses, including affordable housing and sheltered housing for the elderly was supported by the parish plan. There were limited opportunities for further development within the development boundary as most brownfield sites had already been developed for housing.
2. **Significant Infrastructure Objectives –** The Committee noted the need for considerable improvements to the two key routes into the village (A49 Hereford Road and Pulley Lane) both of which would require considerable financial investment
3. **Support for development –** The Committee noted that the recent reactions to development proposals outside the development boundary had been negative although the parish has exceeded its SAM.Dev target of 50 – 60 houses by approximately 100%, indicating development in appropriate locations is not unnecessarily opposed.
4. **Evidence of Community Views –** The latest Parish Plan was published in 2010 and remains current however the Parish is in the process of refreshing the plan. The latest Community Led Plan is on target for publication in 2018.

**The meeting closed at 9pm**