

**Clerk to the Council/RFO: Caroline Higgins**  
**Chairman: Cllr Paul Breeze**

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**Minutes of a Planning Meeting held at 6.00 pm on Monday 10 June 2019 in the Memorial Hall.**

**Present:** Cllrs; Hudson, (Chair), Jones, Clode, (Vice Chair), Gouge, Lewis and Ryan; Cllr Breeze from 6:15pm. Also present Cllrs Robinson & Howells; Cllr Parkhurst from 6:25pm

**In attendance:** Clerk, Caroline Higgins and six members of the public

P12.19/20 **APOLOGIES** – Cllr Breeze, accepted.

P13.19/20 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – Cllr Clode declared her acquaintance with the applicants for the West of Betley Lane development ref 19/02287/OUT to be considered under item 17.1 and stated she would abstain from comment or voting on this matter.

P14.19/20 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – Mrs Ashurst spoke on behalf of Betley Lane Residents Association to object to the proposed development West of Betley Lane. She provided the Committee with a number of photographs showing existing parking congestion and disputed the right of vehicular access to Betley Lane for properties fronting onto Lyth Hill Road. She also described residents' concerns relating to drainage and access. She also informed the Committee of a restrictive covenant believed to apply to the proposed development site. A copy of the covenant was provided to the Committee for reference.

P15.19/20 **MINUTES** – It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 20 May 2019 as a true record and to authorise the Chairman to sign them.

P16.19/20 **MATTERS ARISING** – The Clerk confirmed that an extension of time for comments had been agreed for the hybrid Oaklands/Glebelands residential development application ref 19/01873/OUT until 30 June 2019 and all the related applications until 20 June 2019. The Chair urged all residents to make their comments directly to Shropshire Council.

P17.19/20 **PLANNING APPLICATIONS**

The Committee **considered** the following planning applications:

1. 19/02287/OUT : **West Of, Betley Lane, Bayston Hill:** Outline application for the erection of one single storey dwelling with vehicular and pedestrian access:

It was noted that the application was similar to a previous application for the site to which the Council had objected. Some modifications to the design of the bungalow proposed were noted as was the removal of some trees.

The Committee resolved unanimously to OBJECT on the grounds of unsuitable access, inadequate drainage, negative impact on residential amenity and contravention of a pre-existing covenant. Concerns were also raised about the safety of pedestrians by increased traffic movements.

2. 19/02224/FUL : **2 Langford Avenue, Bayston Hill**: Erection of part single part two storey extension and detached domestic store:

The Committee noted an objection from a neighbour and that the extension was large but reflected that similar applications had been supported by the Council.

It was resolved unanimously to SUPPORT the application.

*At 6:15pm Cllr Breeze joined the meeting*

3. 1. **19/01873/OUT: Site of Oakland County Primary School / Glebefield, Glebe Road – Hybrid (full and outline) application for residential development (outline) and the erection of community building with car parking (full)**

The Chair reminded those present that a public consultation meeting had been held on 5 June 2019 to hear community views on the proposed development. Notes of this meeting had been shared to Council members and additional comments submitted to the Parish Council had been shared to the members.

Cllr Jones spoke to support the principle of development and identified the proposed Community Hub as an asset for the future.

Cllr Clode expressed concern about the loss of green space but had been assured by the agent of the Lichfield Diocese that the retained open space would be offered to the Parish Council to manage. She recognised this would be a new asset but was concerned it might not be used by the village as a whole. She suggested that the proposed pedestrian access routes be widened to encourage the wider community to use it as well as the residents of the proposed new houses.

*At 6:25pm Cllr Parkhurst joined the meeting*

Cllr Lewis observed that community access to the open space could be influenced by the Parish Council's use and development. She suggested the space could be enhanced to encourage greater use and could include a small 5-a-side football pitch and / or outdoor gym equipment. It was confirmed that there are four proposed pedestrian access routes onto the proposed open space.

Cllr Breeze proposed that the Council recommends a condition be included to provide clarity on the maintenance of the proposed open space.

Cllr Jones identified a concern about drainage and stated there had long been a problem with natural springs in the area. He suggested that the Committee seeks details of any drainage investigations that have been carried out.

The Chairman summarised the comments received from a resident of the village identifying a number of documents missing from the public access portal. He suggested that these documents be requested.

The Committee noted the concern that the proposed development density is higher than has been achieved elsewhere in the village in recent years and resolved to seek clarification on this matter from Shropshire Council. It was also resolved to seek clarification on the sizes of houses proposed.

Cllr Lewis proposed that should the development be approved and a developer identified, then the Council should seek to work with the developer to develop an acceptable final development plan.

Cllr Lewis then proposed that the Council supports the development in principle but with a number of caveats:

- That concerns about privacy for existing residents be appropriately addressed
- That drainage arrangements be clarified
- That missing data is provided, including a transport statement and proposed housing mix

It was counter proposed by the Chair that the Committee **defers consideration** of the application until the missing information is provided. Thus it was **resolved**.

### **3.2. 19/01866/OUT Bayston Hill Youth Club, Lythwood Road – erection of Scout & Guide Headquarters**

The Committee noted that funding for the project was not yet confirmed and there was a risk the existing headquarters on Eric Lock Road West would be lost before a new building could be provided.

The Committee noted that the development site is owned by the Parish Council and any development would need to be subject to a suitable lease agreement and demolition of the existing building.

**Cllr Breeze proposed, Cllr Robinson seconded and all agreed to SUPPORT the outline application.**

### **3.3. 19/01866/OUT Proposed Vicarage SW of Christ Church, Glebe Road**

It was noted by the Committee that this development relies upon approval of the Hybrid development proposal above and resolved to defer discussion until further information is received on the Hybrid application.

### **3.4. 19/01859/OUT Mary Web Library**

It was noted that the redevelopment of the library would be unacceptable without alternative provision and is subject to approval of the proposed Community Hub application above. It was therefore resolved to defer discussion until further information on the hybrid proposal is provided.

4. There were no further applications to consider.

P18.19/20 **PLANNING DECISIONS** – The Committee **noted** the following planning decisions:

1. 19/01566/FUL: **32 Eric Lock Road West, Bayston Hill**: Erection of single storey rear extension. Decision : Grant permission
2. 19/01524/FUL: **30 Long Meadow, Bayston Hill, Shrewsbury, SY3 0NX**: Erection of a single story rear extension and small lean-to side extension : Decision: Grant Permission
3. 19/00739/COU : **Hillside House, Lyth Hill Road, Bayston Hill, SY3 0AU**: Change of use of domestic residential rooms for use as a children's nursery; provision of parking areas : Decision : Grant permission

P19 19/20 **PLANNING APPEALS** – There were no new planning appeals to consider

P20.19/20 **SHREWSBURY PLACE PLAN REVIEW** – Cllr Parkhurst proposed that the list of infrastructure priorities be updated to include improved investment in footpaths and Rights of Way in general for the benefit of all residents. This was **resolved unanimously**.

*The meeting closed at 6:50pm*