

Clerk to the Council/RFO: Julie Hodgkiss
Chairman: Cllr C Clode

Minutes of a Planning Committee Meeting held at 6:45pm on Monday 11th July 2022 in Bayston Hill Memorial Hall.

Present: Cllrs Clode (CC), C Higgins (CH), P Stevens (PS), M Underwood (MU)
(Chair)

Not Present: Cllrs Parkhurst, Merricks

In attendance: Clerk Julie Hodgkiss (JH)

P10.22/23 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE
Apologies were received from Cllr Parkhurst – ill health and Cllr Merricks – ill health

P11.22/23 DISCLOSURE OF PECUNIARY INTEREST
None

P12.22/23 PUBLIC SPEAKING AT COUNCIL MEETINGS
None

P13.22/23 MINUTES
RESOLVED: CC proposed that the minutes of the Planning Committee of 13th June 2022 are approved as a correct record and signed accordingly, this was seconded by PS and agreed by all members present.

P14.22/23 PLANNING APPLICATIONS

To consider the following planning applications;

- 22/02517/FUL | Demolition of existing school building and the erection of 23 residential dwellings, formation of access from Glebe Road, footpaths/cycleways and public open space | Site Of Oakland County Primary School Glebe Road Bayston Hill Shrewsbury Shropshire.
NEUTRAL The following to be lodged

Bayston Hill Parish Council continue to be disappointed that the Community Hub from the original site plans (that included an adjoining plot) are not now included in this smaller development. Many years of consultation and work towards having this facility have been swept away.

In spite of this disappointment, we are pleased to see movement on this long derelict school. To this end we wish to log the following as a representation from BHPC.

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Signed _____ (Chair) _____ (Date)

Request a condition that:

The Tree Protective Fencing should be installed before any construction work takes place. This includes demolition, site clearance and drainage work.

Where the paving around the roads and houses does encroach slightly into the RPAs of the trees, a 3D cellular confinement and load spreading system, such as "Cellweb", should be used to minimise the impact on these trees.

All retained trees will require protection during the construction work to make sure that they are not damaged. Can TP orders be made on the retained trees to avoid future applications to remove them.

Facilitate the movement of hedgehogs between the gardens of the properties by the inclusion of a gravel board with a hedgehog hole facilitated.

A developer enquiry must be submitted to Severn Trent to ensure there is capacity within the sewers to take the flows from the development before any work on the development site is undertaken.

At least four of the trees on this site have high bat roost potential, these are target noted on the phase 1 diagram in Appendix 1 of the Ecological Report - 4635887. If the development proposals affect these trees, at least three bat emergence surveys will be required

Could a condition be considered for all properties within the development to be provided with Electric vehicle Charging points or at least to have a facility provided that an EV charging point can be connected to.

Green space maintenance – we would expect Shropshire Council to upkeep the green space or agree at least a 20 year arrangement with BHPC.

Are the green spaces usable? It is not clear on the plans that the spaces are accessible for use.

Observation:

1. It is noted that the drainage system should be regularly maintained and that there is a detailed schedule of what this requires, can we have confirmation that the Local Authority are prepared to take on this responsibility.
2. In the Drainage Strategy Report – 4635880 the proposed site description is shown as the area for the previous application 19/01873/OUT which was withdrawn, is this correct or should the report be resubmitted?
3. In the same report it mentions that *"To ensure that sewer flooding and overland flow does not pose an undue risk to the proposed development, finished floor levels will be set above external ground levels. The general topography in the area slopes to the northeast. Any overland flow would therefore be expected to follow this trend, flowing away from the development."* What mitigation is being considered for

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Signed _____ (Chair) _____ (Date)

existing properties that boarder this development to ensure that they are not adversely harmed by any surface water run off?

4. Sustainability Checklist

- Water conservation – given the drive towards carbon neutral why would the developer not be asked to select Best 80 l/h/d
- Energy Efficiency Generation – as above why not Best
- Energy Demand and Energy Efficiency Statement – using orientation and solar gain to minimise energy demand – this has not been responded to with either a Yes or No
- Energy Demand and Energy Efficiency Statement – No detail for a yes or justification for a No has been provided.
- Electricity Statement – No Justification has been provided for a No response.
- Heat Statement – No Justification has been provided for a No response
- Waste management and Resource Efficiency - Material Resource efficiency section has not been completed, no indication of which requirement has been met.

2. 22/02836/FUL | Formation of an enlarged parking area, increased access including dropped kerb and extend existing block wall on left hand side of garden to footpath and associated works | 28 Langley Drive Bayston Hill Shrewsbury Shropshire SY3 0PR **NO OBJECTION – but request that if possible, options for a permeable surface are used.**

3. 22/02728/DIS | Discharge of condition 2 (Site Management Scheme) 3 (Water Supply) 4 (Trees) 5 (Landscaping Plan) 6 (External Lighting Scheme) attached to planning permission 22/00224/VAR | Proposed Camp Site To The South West Of Bayston Hill Shrewsbury Shropshire **NOTED**

4. *To **consider** any planning applications validated since the publication of the agenda*

5. 22/03162/SCR | Screening Opinion for the development of approximately 110 dwellings (Use Class C3) with associated access roads and provision of open spaces | Proposed Residential Development Land West Of Lyth Hill Road Bayston Hill Shrewsbury Shropshire. **Committee noted the application and instructed the Clerk to write to Shropshire Council requesting that an Environmental Impact Report is conducted.**

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PLANNING DECISIONS

1. 22/02460/HHE | Erection of a rear single storey conservatory to detached dwelling, dimensions 5.0 metres beyond rear wall, 3.0 metres maximum height, 2.40 metres high to eaves | 1 Downey Ridge Bayston Hill Shrewsbury Shropshire SY3 0BF **DECISION: Approved Extension GPD NOTED**

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Signed _____ (Chair) _____ (Date)

2. 22/01619/FUL | Erection of 2No. detached dwellings and associated garages, formation of vehicular and pedestrian access (revised scheme) | Proposed Residential Development Land North East Of Grove Lane Bayston Hill Shrewsbury Shropshire **DECISION: GRANTED. NOTED.**
3. 22/01712/FUL | Conversion of integral garage to form store/residential accommodation with external covered area | 48 Lythwood Road Bayston Hill Shrewsbury Shropshire SY3 0NA **DECISION: GRANTED. NOTED.**
4. 22/02456/AMP | Non Material Amendment to change side extension to single storey (rather than the approved two storey scheme) to planning permission 21/05273/FUL | 72 Overdale Road Bayston Hill Shrewsbury Shropshire SY3 0JR **DECISION: GRANTED. NOTED.**

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PLANNING APPEALS

None