

Locum Clerk to the Council/RFO: Shaun Jones
Chairman: Cllr Mark Underwood

Minutes of a Planning Meeting held at 6.30 pm on Monday 24 August 2020 via Zoom video conference.

Present: Cllrs Clode (CC); Jones (FJ) and Underwood (MU).

Not Present: Cllr Gouge

In attendance: Locum Clerk, Shaun Jones (SJ); Maximum of 4 Members of the Public (some choosing to remain connected for those agenda items that are of interest to them).

P16.20/21 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE - None

P17.20/21 DISCLOSURE OF PECUNIARY INTEREST – None

P18.20/21 PUBLIC SPEAKING AT COUNCIL MEETINGS – There were 4 members of the public present. The Chair invited those present to comment on any agenda item, all were happy to observe proceedings.

P19.20/21 MINUTES – Proposed MU, seconded FJ, it was RESOLVED unanimously to approve the minutes of the meeting held on Monday 27 July 2020 as a true record and to authorise the Chair to sign them.

P20.20/21 PLANNING APPLICATIONS – To consider the following planning applications;

1. Reference: 20/02916/FUL : **Oakfield 1 Beddoes Drive Bayston Hill:** Erection of first floor extension above existing garage – **it was resolved unanimously to make no comment on this application.**
2. Reference: 20/03072/TPO : **Land On Field Off 29 Gorse Lane Bayston Hill :** To prune back branches overhanging roof of 11 Parry's Close protected by Shrewsbury & Atcham Borough Council (Land at the rear of 11 Parry's Close, Bayston Hill) TPO 2008; – **it was resolved unanimously to make no comment on this application.**
3. Reference: 20/03040/TPO : **Beechwood Green Lane Bayston Hill :** To crown reduce by 25%, 1.5 metres all round 1no Common Beech (T1) protected by Shrewsbury and Atcham Borough Council (Green Lane, Bayston Hill) Tree Preservation Order 1992 : – **it was resolved unanimously to make no comment on this application.**
4. Reference: 20/03211/FUL : **2 South View Betley Lane Bayston Hill :** Erection of single storey front extension including demolition of existing porch; – **it was resolved unanimously to make no comment on this application.**

5. Reference: 20/03296/FUL : **21 Parrs Lane Bayston Hill** : Erection of detached garden room following demolition of existing garage; internal alterations, replacement roof and new windows to rear elevation; – **it was resolved unanimously to make no comment on this application.**
6. To consider any planning applications validated since the publication of the agenda – **the Clerk confirmed there were no applications to consider.**

P21.20/21 PLANNING DECISIONS

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

1. 20/02300/TPO : **Site Of Former Oakland County Primary School Glebe Road Bayston Hill** : To carry out a Light crown lift to 1no London Plane (T1) works required to ensure height clearance for pedestrians and to crown reduce and cut back boughs overhanging adjacent property 66a Lyth Hill Road, Bayston Hill and to balance tree canopy 1no Sycamore (T4) protected by Shropshire Council (Land at former Oak Meadow Primary School, Glebe Road, Bayston Hill) TPO 2013 ; **Grant permission**
2. 20/02943/AMP : **62 Lansdowne Crescent Bayston Hill** : Non Material Amendment to planning application 20/00682/FUL - alteration to single storey extension and the roof design; **Grant permission**
3. 20/00736/FUL : **Proposed Dwellings South Of The Fold Lythwood Road Bayston Hill** : Erection of one pair of semi-detached bungalows; **Grant permission**
4. 19/04389/OUT : **Proposed Development Land To The South Of Meole Brace Retail Park Shrewsbury** : Outline Planning Application (all matters reserved other than access) for the development of up to 150 residential dwellings; **Permission Refused**
5. 20/03086/AGR : **Lower Pulley Farm Pulley Lane Bayston Hill** : A new general purpose agricultural building; **Not required**

P22.20/21 PLANNING APPEALS – No appeals to note

P23.20/21 LOCAL PLAN 2016 - 2038 – Consultation on the ‘Regulation 18’ Pre-Submission Draft of the Shropshire Local Plan from Monday 3 August 2020 - Wednesday 30 September 2020. All responses should be received by the council by 5pm on Wednesday 30 September 2020.

A detailed discussion raised the following headlines to be included in the Parish Council consultation response. SJ requested to draft a consultation submission for circulation ahead of it being approved and submitted ahead of the deadline.

- Put forward strong arguments for the removal of the site SHR145 Land at Meole Brace Retail Park, Hereford Road, Shrewsbury as it has recently had an outline planning application refused and also emphasise the unsuitable environment for good quality housing – keeping windows closed because of noise etc.

- The inclusion of BAY039 – Land off Lyth Hill Road is outside of the Bayston Hill village boundary (according to the Decision Notice that refused an outline planning application in May 2017) begs for clarity over the Bayston Hill Community Hub boundary, is it threatened ? Make reference to the concerns raised when many residents submitted their concerns if development were to go ahead. A ripple effect where additional sites may come forward to eat further into this countryside location.
- With respect to BAY050, the green space in the middle has been given by the Church to the village. The suggestion this could be flexed – is roundly rejected – this gift is sacrosanct, the open space is for everybody and allows good access to pathways.
- Any significant development approved in Bayston Hill must take account of increased demand on education and healthcare provision. New housing in the vicinity of Bayston Hill will also increase demand within Bayston Hill Community Hub.
- Review suggested alternative sites – maybe looking back at earlier statements/reports produced at the time.
- Fully support the retention of the Green Gap north of Bayston Hill – in line with Community Hub Policy SP 7.
- The 200 house target over the plan period will most likely be met with sensitive planning of BAY050 and smaller in fill sites within the village boundary.

The meeting closed at 7:50pm