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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**

**22 March 2017**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 27 February 2017 in the Memorial Hall.**

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| **Present**: | Cllrs Breeze (Vice Chair); Candy; Jones; Gouge and Miles |
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| **In attendance:** | Clerk, Caroline Higgins  P Glossop |

P24.17 **APOLOGIES –**In the absence of the Chairman, the Vice Chairman took the chair. The apologies of Cllr Mrs T Lewis (family commitment) were accepted unanimously.

P25.17 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None other than those listed in the Register of Interests folder

P26.17 **MINUTES** – It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 23 January 2017 as a true record. The Vice-Chairman signed the minutes.

P27.17 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS –**

Mr Glossop asked why the request to reduce the affordable housing contribution relating to the proposed dwelling South of 5 Betley Lane was being considered. The Clerk offered a brief explanation and it was resolved to send Mr Glossop a copy of the Planning Officer’s full explanation after the meeting.

P28.17 **PLANNING APPLICATIONS**

* 17/00412/FUL – Erection of single storey rear extension – Lakeside House, Condover, Shrewsbury Shropshire, SY5 7AP – After seeking clarification that the property lies within the Bayston Hill Parish Boundary, Cllr Candy proposed, Cllr Gouge seconded and the Committee resolved to **support** the proposal with one abstention (Cllr Miles)
* 17/0547/VAR106 – Variation of Section 106 for planning permission for proposed dwelling, South of 5 Betley Lane (granted under planning applications 13/02694/OUT and16/01016/REM). The Committee noted the explanation provided by the Planning Officer detailing the Written Ministerial Statement which provides for such a reduction but expressed its disappointment that the reduction had been requested as it is contrary to the aspirations of the Parish for affordable housing provision.
* 17/00799/DEM - Land North of Gorse Lane, Bayston Hill, Shrewsbury, Shropshire: Prior Notification of proposed demolition of redundant agricultural buildings and site clearance – The Committee noted the proposal to demolish farm buildings that had been identified as having historical value and that the Council had previously expressed a desire to see these buildings sensitively restored. It was proposed by Cllr Jones and seconded by Cllr Miles that the Parish Council writes to Shropshire Council referring to its original comments and expressing a preference to retain the buildings. This was resolved unanimously.

P29.17 **PLANNING DECISIONS -** The Council noted the following planning decisions:

* 16/05591/FUL – 95 Lyth Hill Road, Bayston Hill, Shrewsbury, SY3 0AT – The Committee noted that permission had been granted.

P30.17 **PLANNING APPEALS** – None

P31.17 **PLANNING POLICY REVIEW –** Cllr Candy tabled a draft policy, which was briefly reviewed. The following amendments to the first two bullet points were agreed (*amendments in italics)*:

* To ensure Bayston Hill remains a distinct and separate settlement with restricted development between the village and Shrewsbury town *within the established development boundary as defined in SAM.Dev.*
* To maintain the character and community feel of the village, *as detailed in the Parish Plan.*

The need to extend the draft policy to cover planning appeals was noted as was representation on Planning Committee hearings. The Vice-chairman proposed that all members take the draft policy away and bring appropriate comments to a later meeting for further discussion. This was resolved unanimously.

*At 7:27pm Mr Chris Attwood, representing Hanson’s Aggregates arrived and requested permission to describe the plans for the extension of Condover Quarry. The Vice-chairman re-opened the public session and Mr Attwood briefly summarised the proposals being developed to extend to the southwest of the existing quarry to provide a further 15 – 20 years of extraction from the site. It will be proposed that the exhausted area be filled with water and landscaped (similar to Bomere Pool). He offered to return to a future meeting with plans and invited the Committee to visit the quarry to enable the proposals to be better understood.*

The meeting closed at 7:30pm