

Clerk to the Council/RFO: Caroline Higgins
Chairman: Cllr Tim Ryan

Minutes of a Planning Meeting held at 6.30 pm on Wednesday 14 August 2019 in the Memorial Hall.

Present: Cllrs Clode, (Vice Chair), Jones, Gouge, Lewis and Ryan;

In attendance: Clerk, Caroline Higgins; Cllrs Clarke, Underwood and Wright and one member of the public

The Vice Chair, Cllr Clode opened the meeting and took the chair.

P30.19/20 **APOLOGIES** – Cllr Hudson, (Chair) – Ill health - accepted.

P31.19/20 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None

P32.19/20 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – The Vice chair proposed that public speaking be deferred until discussion on the relevant planning applications. This was resolved.

P33.19/20 **MINUTES** – It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 15 July 2019 as a true record and to authorise the Vice Chair to sign them.

P34.19/20 **MATTERS ARISING** – The Clerk confirmed that the additional documents requested for the Oaklands developments had still not been provided. Shropshire Council had expressed their doubts they would be made available before the application is considered by Shropshire Council's Central Planning Committee.

P35.19/20 **PLANNING APPLICATIONS**

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

1. 19/03383/TPO : **4 The Huntons, Beech House, Grove Lane, Bayston Hill:** To fell 1 No. small copper beech on right of entrance drive

The Committee resolved unanimously to make **no objections** but to request that a replacement tree be planted in the Community Woodland or other suitable location.

2. 19/03305/FUL : **23 Langley Drive, Bayston Hill:** Erection of first floor extension to side elevation

It was resolved unanimously to **SUPPORT** the application.

3. 19/03451/FUL : **The Bluebells, Betley Lane, Bayston Hill;** Erection of a single storey detached garage : The Committee expressed concern at the limited amount of amenity outdoor space that would be lost and also noted that the layout of the site had undergone significant changes since the original

development proposals. Clarity was requested as to the reason no garage was built with the bungalow. The Committee resolved to **defer discussion** until further details were available.

4. **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 Vice Chair suspended Standing Orders to permit comments from the public. Mr Glossop spoke to reiterate his objections to the loss of a playing field.

The public session was closed and the Committee returned to Standing Orders

The Committee agreed that it would wish to retain as much green space as possible and for the quality of the open space to be improved. It was agreed to propose a condition that the Parish Council be consulted on the landscaping and maintenance of the open space, which shall be provided for over the lifetime of the development.

The Committee noted with regret that the promised information had not been provided but agreed it was essential to give its considered views on the proposals before it is presented to Shropshire Council so it was agreed to comment based on the information available

The Committee agreed to seek clarification on and request formalisation of public access to the open space, which shall be set out to encourage use by the wider community.

The Committee agreed to request that the interior space of the Community Hub be designed to be as flexible as possible.

The Committee agreed to request that any 2.5 storey houses be sited where they will not infringe privacy of existing properties.

The Committee agreed to request that a condition be imposed to ensure the developer liaises closely with the Parish Council at an early stage and before the submission of reserved matters for approval.

It was suggested that the Parish Council produce a development brief for the information of developers setting out its aspirations for the site, including provision of bungalows.

It was resolved unanimously to SUPPORT the principle of development at the site with the above recommendations.

5. **19/01866/OUT Proposed Vicarage SW of Christ Church, Glebe Road**

Cllrs Ryan and Jones declared their pre-determined positions as members of Christ Church congregation and abstained from the discussion.

The Committee then **resolved unanimously to SUPPORT the proposed development.**

6. **19/01859/OUT Mary Web Library**

The Committee **resolved unanimously to SUPPORT the principle of development and to express a preference for bungalows on the site, with two rather than three properties preferred.**

P36.19/20 **PLANNING DECISIONS** – The Committee **noted** the following planning decisions:

1. 19/02575/FUL: **34 Langley Drive, Bayston Hill**: Erection of first floor extension over existing garage conversion; Decision : Grant permission
2. 19/02860/FUL : **21 Sunfield Gardens, Bayston Hill** : Erection of single storey extension rear extension and a two storey side extension following demolition of garage and store : Decision : Grant permission

P37 19/20 **SHREWSBURY OWN AND RURAL PLACE PLAN REVIEW** – The Committee noted and approved the amendments proposed by the Clerk.

P38.19/20 **APPROVAL OF PAYMENTS** – The Committee **resolved unanimously** that the list of payments becoming due be approved.

The meeting closed at 7:37pm