

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

Minutes of a Planning Committee Meeting held at 6:45pm on Monday 12th December 2022 in Bayston Hill Memorial Hall.

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

Not Present: Cllr Parkhurst

In attendance: Clerk Julie Hodgkiss (JH), 21 members of the public

P33.22/23 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE
Cllr Parkhurst – ill health

P34.22/23 DISCLOSURE OF PECUNIARY INTEREST
None

Due to considerable public interest in this evenings items, the Chair proposed to alter the order of agenda items, this was seconded by CC and agreed by all members present.

P36.22/23 MINUTES
MU proposed that the draft minutes be corrected to show an objection to item 22/04331/REM, this was seconded by CC and agreed by all members present. The minutes were duly approved and signed.

P37.22/23 PLANNING APPLICATIONS
To consider the following planning applications;

1. 22/05304/FUL | Erection of single storey rear extension and alterations following demolition of existing outbuilding | 108 Lyth Hill Road Bayston Hill Shrewsbury Shropshire SY3 0AT. Proposed by MU **NO OBJECTION**, seconded by HM and agreed by all members present.

P35.22/23 PUBLIC SPEAKING AT COUNCIL MEETINGS

9 members of the public took the opportunity to address the committee and strongly object to 22/05284/FUL.

P37.22/23 Cont.

2. 22/05284/FUL | Erection of 106No dwellings, access off Lyth Hill Road, open space and infrastructure | Proposed Residential Development Land West Of Lyth Hill Road Bayston Hill Shrewsbury Shropshire. MU proposed that this application was **STRONGLY OBJECTED** to, this was seconded by CC and agreed by all members present for the following non-exhaustive reasons;

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Signed _____ (Chair) _____ (Date)

- This development is not listed in the current local plan.
- This area is a greenfield site and next to a well-used and loved country park, with the current climate and food crisis it should remain green and available for agricultural use.
- Serious traffic concerns for Lyth Hill, already exacerbated by on street parking making it a single lane in a number of areas and it services a 90-place nursery which makes it very busy morning and afternoon. Little Lyth junction will be even more unsafe with vastly increased traffic. Frequent closures on the A49 already cause Little Lyth Hill to become a dangerous “rat run”. The main junction at A49/Lyth Hill is already over capacity and has tail backs daily and requires traffic light control.
- Overdevelopment – it is clear from the plans that the density is not in keeping with the village and is out of character.
- Air quality – there has been poor air quality recorded previously on the A49. Due to additional traffic queuing, this development would exacerbate this problem.
- Biodiversity – due to the density of the proposed properties, it is impossible to see how nature can thrive, there are no “green corridors” for wildlife to move.
- Infrastructure – the village does not have a Secondary school and the Primary School is already at capacity. The GPs surgery is under threat of removal to an out of village location. The bus services are already unreliable as a means of alternative transport to car journeys. None of these issues have been addressed.

3. *To **consider** any planning applications validated since the publication of the agenda*
None

P38.22/23 DECISIONS

To note the following Planning Decisions:

1. *To **note** any planning decisions made since the publication of the agenda*
None

P39.22/23 PLANNING APPEALS

1. *To **note** any planning appeal hearings/decisions and consider any new planning appeals validated since the publication of the agenda*
None