

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

Minutes of a Planning Meeting held at 6.00 pm on Monday 18 January 2021 via Zoom video conference.

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

Not Present: Cllr Gouge

In attendance: Locum Clerk, Shaun Jones (SJ)

P39.20/21 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE - None

P40.20/21 DISCLOSURE OF PECUNIARY INTEREST – None

P41.20/21 PUBLIC SPEAKING AT COUNCIL MEETINGS – There were no members of the public present.

P42.20/21 MINUTES – Proposed MU, seconded FJ, it was RESOLVED unanimously to approve the minutes of the meeting held on Monday 16 November 2020 as a true record and to authorise the Chair to sign them.

P43.20/21 DELEGATED POWERS – By all members, it was RESOLVED unanimously to ratify the BHPC response [in consultation with Chair of the Council and Chair of the Planning Committee] to the following application received since the November planning committee meeting:

1. Reference: 20/05109/FUL : **1 Sharpstones Lane Bayston Hill:** Erection of single storey side extension (re-submission) :
[Based on the earlier application 20/03323/FUL the BHPC response is to make no comment on this application.](#)

P44.20/21 PLANNING APPLICATIONS – To consider the following planning applications;

1. Reference: 20/05205/FUL : **122 Lyth Hill Road, Bayston Hill:** Erection of single storey side extension (following demolition of existing) : – **it was resolved unanimously to make no comment on this application.**
2. Reference: 20/05123/FUL : **3 Cedar Close, Bayston Hill :** Conversion of integral garage into living accommodation, removal of garage door and replacement door, window and surrounding brickwork : – **it was resolved unanimously to make no comment on this application.**

3. To consider any planning applications validated since the publication of the agenda–

Reference: 21/00042/FUL : **14 Fairview Drive, Bayston Hill**: Erection of single storey side and rear extension; first floor extension and relocation of front door : – **it was resolved unanimously to make no comment on this application.**

P45.20/21 PLANNING DECISIONS

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

1. 20/03792/TPO : **Bay Villa 40 Lyth Hill Road, Bayston Hill** : To fell 1No Common Ash (T1) protected by Shrewsbury & Atcham Borough Council (40 Lyth Hill Road, Bayston Hill) TPO 2006 : **Permission granted**
2. 20/04420/AGR : **Lythwood Farm Lythwood Road To Lythwood Farm Bayston Hill** : Erection of a general purpose agricultural building : **Prior Approval Not Required**
3. 20/04036/DIS : **Proposed Dwelling South Of The Fold Lythwood Road Bayston Hill** : Discharge of Conditions 3 (Materials), 4 (Drainage) and 5 (Car parking) relating to Planning Permission 20/00736/FUL for the erection of one pair of semi-detached bungalows : **Permission granted – Discharge Conditions Approved**
4. 20/04429/FUL : **12 Wentworth Clos, Bayston Hill** : Erection of single storey extension : **Permission granted**
5. To **note** any planning decisions made since the publication of the agenda: **None**

P46.20/21 PLANNING APPEALS – No appeals to note

P47.20/21 ORAL REPORT CONCERNING SITE OF FORMER OAKLANDS PRIMARY SCHOOL AND GLEBELAND RECREATION GROUND –

MU and SJ met with a member of Shropshire Council (SC) Estates team and two representatives of Cornovii Developments on 14th January 2021 via Zoom video conference. This came about after being notified of a Ground Investigation Survey to be carried out w/c 18th January 2021. Two drilling rigs will be brought onsite and core samples of the ground below will be extracted and analysed. A report is expected to be published 3 weeks after the survey has been completed. CC would be interested to receive a copy if this is offered. Following, a valuation will be drawn up for the land which SC and the Diocese of Lichfield should approve to move onto the appointment of the developer of the site. Cornovii (a wholly owned subsidiary of SC) are hoping they will be awarded this contract to develop. It is then expected the next step will be a Full Planning Application will be submitted for the housing to be built - the Community Hub (Library and Parish Office) has already been approved - expected Q3 or Q4 this year. Outlooking the construction to begin in H1 of 2022. It was agreed a news release on the BHPC Facebook page be published. This follows:-

In the last few days there has been a flurry of notes exchanged which led to a zoom conference call yesterday afternoon attended by representatives of Shropshire Council Estates team, Cornovii Developments and Bayston Hill Parish Council. Cornovii, who are a wholly owned by Shropshire Council, hope to secure the contract to develop the site which has already received outline planning permission for 50 houses. Ahead of that contract being awarded and a detailed planning

application being presented to Shropshire Council Planning Dept agreement on the land asset viability and valuation is now being worked on. Cornovii have engaged a specialist firm to undertake a Ground Investigations Survey involving 2 drilling rigs (not for oil !) that take core samples of the geological structure below. The company engaged to do the survey have offered a slot starting next week, Monday 18th January 2021 as a diary window opened due to a cancellation. Initially, in the first week, they will undertake drilling on the old school site and the following week move onto the playing field. There has been a clear request to operate in the safest manner and public access will be permitted, with the drilling rigs fenced off. The drilling will be carried out in daylight and there is some noise to contend with, we thank nearby residents and users of the Playing Fields for their forbearance. The ground area where the rigs have drilled will be properly restored. Additional information was also provided concerning likely timeline, the results of the survey above are expected in early March, then agreement on valuation between parties will be sought, then the Developer will be appointed and the full planning application over the site should be submitted before the year end. Construction work is likely to commence in the first half of 2022. Shaun Jones, Locum Clerk, Bayston Hill Parish Council.

CC stressed the wish for BHPC to be included in all stages, including a pre-consultation stage which Cornovii Developments stated this was the usual course for them. Housing type and the amenity green space are decisions that BHPC have knowledge of strong feelings on what villagers would wish to see and therefore wish to convey. FJ mentioned there is a natural spring running through the site.

The meeting closed at 6:35pm