

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

Minutes of a Planning Meeting held at 6.30 pm on Monday 4 November 2019 in the Memorial Hall.

Present: Cllrs Hudson, (Chair); Clode, (Vice Chair) and Jones,

In attendance: Clerk, Caroline Higgins; and one member of the public

P47.19/20 **APOLOGIES** – The Committee accepted the apologies of Cllrs Lewis, (health) and Ryan (business)

P48.19/20 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None

P49.19/20 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – Mr Hitchcock expressed concern about a proposed residential development of 150 houses on land south of Meole Brace Retail Park. He was particularly concerned about the impact of traffic control on Pulley Lane and the impact of shortening the filter lane into Pulley Lane from Hereford Road. He considered the traffic assessment submitted to be flawed and inadequate and disagreed with the development as it is in an area of open countryside. He asked the Parish Council to object on the grounds of traffic disruption.

P50.19/20 **MINUTES** – It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 9 September 2019 as a true record and to authorise the Chair to sign them.

P51.19/20 **MATTERS ARISING** – None

P52.19/20 **TREE PRESERVATION ORDERS**

1. **Tree Preservation Order SC/00447/19: (Land at Fairfield, Bayston Hill)** ; It was noted that a provisional order was made on 14 October 2019 in respect to two Atlas Cedar trees. No comments or objections were raised against the order.

P53.19/20 **PLANNING APPLICATIONS**

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

1. 19/04734/TPO : **4 Oak Tree Drive, Bayston Hill** – The proposal to crown-reduce a protected oak by 20% was noted. No objections were raised.
2. 19/04358/HHE : **22 The Laurels, Lyth Hill Road, Bayston Hill** – It was noted that this application had been withdrawn.
3. 19/04712/VAR : **The Leys, Lyth Hill Road, Bayston Hill** - Variation of condition 2 (plans) attached to planning permission reference 19/01569/FUL dated 30.05.2019 for alterations and extensions to existing dwelling and erection of a

detached 3 bay garage – the Committee noted the validation of this application since publication of the agenda and raised no objections.

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PLANNING DECISIONS

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

1. The Shropshire Council Central Planning Committee minutes dated 29 August 2019 confirming planning decisions for four linked planning applications relating to the Oakland / Glebeland site:
 - a. 19/01865/FUL : **Proposed Vicarage SW Of Christ Church, Glebe Road, Bayston Hill** : Erection of one residential dwelling with integral community facilities; to include removal of trees and other tree works : Decision: *Grant permission subject to conditions*
 - b. 19/01866/OUT : **Bayston Hill Youth Club**, Lythwood Road, Bayston Hill : Decision : *Permission granted subject to conditions*
 - c. 19/01873/OUT : **Former Oakland County Primary School**, Glebe Road : Decision ; *Permission granted subject to conditions; securing of affordable housing and public open space by a s106 agreement; An informative being added to the decision notice and included in the memorandum of understanding **that the developer liaises with the Parish Council regarding the future detailed plans for the site including the level of affordable housing:** and the Reserved Matters application to be considered by the relevant Planning Committee*
 - d. 19/01859/OUT: **Mary Webb Library, Lythwood Road, Bayston Hill:** Decision: *Permission granted with conditions with an additional condition to ensure that tree protection measures be submitted at the first Reserved Matters stage; and that the Chairman writes to the Leader of Shropshire Council to request that the Shropshire Housing Company develops the land in line with the local aspirations for this site.*
2. 19/03661/FUL : **1 Fairview Drive, Bayston Hill, Shrewsbury, SY3 0LD** : Erection of two-storey side and rear extension- *Grant permission*
3. 19/03383/TPO : **4 The Huntons, Beech House , Grove Lane, Bayston Hill, Shrewsbury, SY3 0HR** : To fell 1no Small Copper Beech on right of entrance drive : *Grant permission*
4. 19/03451/FUL: **The Bluebells, Betley Lane, Bayston Hill** ; Erection of single storey detached garage ; *Grant permission*

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PLANNING APPEALS – It was noted that no decision had been published with respect to an appeal against refusal of application 19/02287/OUT, proposed dwelling to the west of Betley Lane, Bayston Hill. The Council's objections to the development had been forwarded to the planning inspectorate by Shropshire Council.

P56.19/20

PROPOSED RESIDENTIAL DEVELOPMENT - LAND TO THE SOUTH OF MEOLE BRACE RETAIL PARK – The Committee noted a letter from the developer requesting an opportunity to meet with the Parish Council to discuss their proposals. It was **resolved unanimously to invite the developer to attend the next Parish Council Planning Committee meeting and to request additional time to comment on the proposals.**

The meeting closed at 7:00pm