

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

Minutes of a Planning Meeting held at 6.30 pm on Monday 25 November 2019 in the Memorial Hall.

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

In attendance: Clerk, Caroline Higgins; Cllr T Clarke, Mr & Mrs Hitchcock, (residents) Representatives from Mercian Developments; A Barton; G Humphreys; T Marley and N Bradshaw

P56.19/20 **APOLOGIES** – The Committee accepted the apologies of Cllrs Lewis and Gouge

P57.19/20 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None

P58.19/20 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – A resident expressed concern about a proposed residential development of 150 houses on land south of Meole Brace Retail Park. She objected on a number of points including encroachment on Parish boundary, suitability of the site for residential development; risk to features of archaeological interest; pollution and traffic impact. She provided a written summary of her comments to the Parish Council.

The developer representatives responded that the proposed scheme is sustainable, well defined and has good links with local services. They contended the proposed traffic scheme would improve congestion on the Meole Brace Retail Park.

They offered assurances that the archaeological features would be preserved and interpreted and that a compliant proposal on public open space provision will be submitted for the site. He set out some of the site constraints and outlined how some had been addressed.

Members submitted questions about housing mix and design, which would be addressed at reserved matters stage, if outline proposals approved.

The availability of sufficient school places in local schools was challenged. It was acknowledged this was the responsibility of Shropshire Council and that the developer expected to make a financial contribution towards provision. The scheme would provide a new pedestrian crossing over the A5112 Hereford Road to improve access to Meole Brace schools.

The developer spoke about the proposed highways access, which would allow access and egress from the site in two directions to avoid using the A5/A49 roundabout to travel north. They contended this would increase the use of the Park and Ride service, which would also use the new access.

It was noted that the developers had undertaken a traffic survey for a seven-day period and that the survey loops currently in place on Hereford Road were an unrelated survey by Shropshire Council. They stated that manual traffic counts had

been undertaken for three-hour periods in accordance with standardised techniques and that peak flows were used to assess traffic impacts rather than total traffic movements. The developers explained how predicted traffic flows had been calculated and that the junction had been modelled using empirical formulae.

The developers contended the proposed re-ordered junction and new access would speed up the clearance of 'away' football supporters' vehicles using the Park and Ride. It was acknowledged by the developers that pedestrian access into the retail park is poor but that attempts to engage with the landowners to improve provision had been unsuccessful.

The closed window strategy proposed to address noise pollution concerns was explained. All windows would be equipped with triple glazed windows equipped with acoustic louvres which could be opened if required.

The developers explained their reasons for proposing residential development instead of retail or office development.

The developers stated a formal play area would be provided on the site.

The developers were made aware that Highways England has a longstanding objective to install a grade separated junction at the A5/A49 roundabout and they undertook to seek further information about how this might impact on their scheme.

The public session closed at 7:55pm and the Committee returned to Standing Orders

P59.19/20 **MINUTES** – It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 4 November 2019 as a true record and to authorise the Chair to sign them.

P60.19/20 **MATTERS ARISING** – None

P61.19/20 **PLANNING APPLICATIONS**

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

1. 19/04389/OUT: **Proposed residential development south of Meole Brace Retail Park**; The Committee considered the proposal and noted the representations made in the public session.

It was **unanimously resolved to object to the proposed development** on the grounds that the scheme is unsustainable; that there would be an unacceptable effect on traffic using Pulley Lane which would have a disproportionate impact on Bayston Hill residents; and that inadequate provision was in place to ensure sufficient school places would be provided.

2. 19/04807/FUL: **22 The Laurels, Lyth Hill Road, Bayston Hill** – Erection of a single storey rear extension and associated works; The Committee **resolved unanimously to support this proposal.**
3. 19/04966/FUL: **8 Beeches Road, Bayston Hill**: Proposed single-storey side extension, with pitched roof; The Committee **resolved unanimously to support this proposal.**
4. None

P62.19/20 **PLANNING DECISIONS**

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

1. 19/04346/FUL: **Guernsey Cottage, Cross Roads, Bayston Hill, Shrewsbury**: Erection of single storey mono pitched roofed side extension for workshop and utility: Decision: *Grant Permission*
2. 19/04530/FUL: **51 Fairview Drive, Bayston Hill**: Erection of single storey extension to front elevation: Decision: *Grant Permission*

P63 19/20 **PLANNING APPEALS – None**

P64.19/20 **DATE OF NEXT MEETING –** It was **resolved unanimously** to cancel the Planning Committee meeting scheduled for 2 December and to reconvene on 16 December should any planning matters require consideration.

The meeting closed at 8:10pm