

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

Minutes of a Planning Meeting held at 6.30 pm on Monday 8 February 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)

P48.20/21 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE - None

P49.20/21 DISCLOSURE OF PECUNIARY INTEREST – None

P50.20/21 PUBLIC SPEAKING AT COUNCIL MEETINGS – There were no members of the public present.

P51.20/21 MINUTES – Proposed MU, seconded FJ, it was RESOLVED unanimously to approve the minutes of the meeting held on Monday 18 January 2021 as a true record and to authorise the Chair to sign them.

P52.20/21 PLANNING APPLICATIONS – To consider the following planning applications;

1. Reference: 21/00130/FUL : **16 Broad Oak Crescent, Bayston Hill:** Erection of a two storey side extension : – **it was resolved to comment back to the Case Officer that consideration be given to a review of the proposed design to ensure daylight/sunlight is not adversely affected over neighbouring properties/gardens and that in principle the addition of a two storey extension is one where BHPC have a neutral stance.**
2. To consider any planning applications validated since the publication of the agenda–

Reference: 21/00233/OUT : **Proposed Development Land To The South Of Meole Brace Retail Park Shrewsbury Shropshire:** Outline Planning Application (all matters reserved other than access) for the development of up to 150 residential dwellings. : – **it was resolved to make contact with the Case Officer to gain acceptance as a statutory consultee as was the case in the previous application. Then to restate much of the reasons why BHPC took the position of strong objectors on the original application and specifically request traffic control on the Pulley Lane/Hereford Road junction due to real safety concerns for school cycle commuters and cars to and from Bayston Hill. Some parts of the road scheme were refined while the earlier application was considered, could our suggestion for traffic lights be adopted ? Finally members wanted due regard for the archaeological significance of the site to be properly taken into account – this alone could justify refusal of permission.**

P53.20/21 PLANNING DECISIONS

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

1. 20/05205/FUL : **122 Lyth Hill Road, Bayston Hill**: Erection of single storey side extension (following demolition of existing): **Permission granted**
2. To **note** any planning decisions made since the publication of the agenda: **None**

P54.20/21 PLANNING APPEALS – No appeals to note

P55.20/21 SHROPSHIRE LOCAL PLAN –

- To review feedback received after our representations made at the previous **Regulation 18 Consultation** stage.

An officer at Shropshire Council has replied to our request for an update on whether submissions made have altered the draft of the Local Plan, of specific concern is the boundary moves to allow new green sites into the allocation. An extract is noted here :-

With regard to the specific response made to the consultation on the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan by Bayston Hill Parish Council:

- Comments on Draft Policy SP7/Supporting text to S16.2 were noted. They supported inclusion of explanatory text relating to the Green Gap between Bayston Hill and Shrewsbury, which remains in the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.
- Comments on proposed site allocation SHR145 were considered alongside all other relevant responses on this matter. Identification of proposed site allocations is based on a comprehensive site assessment process, which is available using the above weblink (the site assessment process forms part of the Sustainability Appraisal Appendices). Ultimately it was concluded that it was appropriate to retain this site as a proposed allocation within the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.
- Comments on proposed site allocation BAY039 were considered alongside all other relevant responses on this matter. Identification of proposed site allocations is based on a comprehensive site assessment process, which is available using the above weblink (the site assessment process forms part of the Sustainability Appraisal Appendices). Ultimately it was concluded that it was appropriate to retain this site as a proposed allocation within the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.
- Comments on proposed site allocation BAY050 relating to open space provision and associated opportunities for access were considered alongside all other relevant responses. Draft site guidelines already included the fact that “A significant area of open space will form the focus for the development”, which it is considered provided certainty about the need for a significant area of open space to be provided on the site. However, recognising the importance of pedestrian and cycle links to and through the site, the draft site guidelines were extended to include “Effective pedestrian and cyclist links will be provided to and through the site”.

Members noted the three specific development sites, Lyth Hill, Oaklands/Glebfield and land adjacent to Dobbies/Park & Ride remain in the plan with only a nod to pedestrian/cycle links covered off for the Oaklands/Glebfield site.

- To determine whether to submit representations on compliance with all legal requirements, including the duty to co-operate, and soundness under the **Regulation 19 Consultation**. The closing date has been extended to Friday 26th February 2021, 5pm. **Members did appreciate a submission could only have merit if a full review of the plan was undertaken by an expert in the subject of Local Plan legalities. Reference to residents known to members who have a keen eye will be made and a decision on BHPC making an response can then be determined.**

The meeting closed at 7:32pm