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***‘protecting and improving the quality of life***

***for all Bayston Hill residents’***

**Clerk to the Council/RFO: Caroline Higgins**

**Chairman: Cllr Keith Keel**

**17 October 2017**

**Minutes of a Planning Meeting held at 7.00 pm on Monday 2 October 2017 in the Memorial Hall.**

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| **Present**: | Cllrs Breeze (Chair); Jones; Gouge, Hudson; Keel and Lewis |
|  |  |
| **In attendance:** | Clerk, Caroline Higgins. Cllr Howells; Cllr Robinson; Mr and Mrs Mellor |

P70.17 **APOLOGIES –** Cllr Ryan, (business commitment)

P71.17 **DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST** – None other than those listed in the Register of Interests folder.

P72.17 **APPOINTMENT OF VICE CHAIRMAN** – The resignation of Robert Miles from the Council was noted with regret. It was proposed by Cllr Keel, Seconded by Cllr Lewis and **RESOLVED UNANIMOUSLY** to appoint Cllr Robert Hudson to serve as Vice Chairman to the Committee until the next Annual Council Meeting.

P73.17 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS –** Mr and Mrs Mellor of Four Winds spoke to explain their ideas to build a two storey, three bedroom house in their garden at Lythwood in which they intended to live. They had not yet submitted a planning application but had provided the Committee with some rough drawings showing the approximate location of the proposed house and the proposed means of access. They sought the views of the Parish Council. The Committee noted that the couple had been provided with a copy of the recently adopted Parish Council Planning Policy and the general policies of objection to building in gardens contained therein, however it was confirmed that the Parish Council would consider all applications upon their individual merits upon receipt.

It was noted that Four Winds lies outside the development boundary for Bayston Hill and the Clerk explained that any application would therefore need to comply with Shropshire Council’s Local Plan, including their policy for development in open countryside (Core Strategy C5).

P**74**.17 **MINUTES** – It was **RESOLVED unanimously** to approve the minutes of the meeting held on Monday 7 August 2017 as a true record. The Chairman signed the minutes.

P75.17 **MATTERS ARISING**

1. Open House Weekend – It was noted that none of the committee had been available to attend this event.
2. Planning Consultants – The Clerk reported that one or two councils had used planning consultants on an ad hoc basis and found them to be helpful but did not have ongoing relationships with particular consultants.
3. S73 Notices – It was confirmed that the Council receives consultations on all such notices in the same way as for full planning applications.

P76.17 **PLANNING APPLICATIONS**

1. 17/04053/FUL – **5 Beeches Road, Bayston Hill**, Erection of a two storey side extension including porch - It was **resolved unanimously** to raise no objections.
2. 17/04556/FUL – **Bayston Farm, Burgs Lane, Bayston Hill,** Creation of 6 no. dwellings including the demolition of building allowing for the provision of access and amenity space - The Committee noted the validation of this planning application since the publication of the agenda and several confirmed that they had inspected the application details online. The Clerk tabled a location plan and site plan for the benefit of the rest of the Committee.

The Committee noted that whilst the development lies outside the development boundary, it nevertheless conforms with Core Strategy CS5, (Development in Open Countryside) as it is a barn conversion which seeks to protect a group of redundant farm buildings which would otherwise be demolished.

The Committee **RESOLVED UNANIMOUSLY** to support the development but noted the close proximity of a public footpath which is heavily overgrown. It was resolved to write to the developer requesting that the footpath be cleared as part of the project in order to improve pedestrian access.

1. 17/04362/TPO – **69 Overdale Road, Basyton Hill –** Tree works to sycamore tree protected by Shrewsbury and Atcham BC (Oak Tree Drive, Hanley Lane, Parrs Lane) TPO 2003 – It was noted that the tree was growing very close to the house and it was **resolved unanimously** to raise no objections.
2. 17/04098/TPO - Spring Coppice – Erection of a part single part two storey side extension to provide annex living accommodation – It was noted the property lies just outside the parish boundary and the Committee resolved to make no comments.

P77.17 **PLANNING DECISIONS –** The Council noted the following planning decisions:

1. Application 17/03844/FUL **3 Berwyn Drive, Bayston Hill,** Erection of two storey side extension, rear single storey extension and alterations to existing dwelling; *Permission granted*
2. Application 17/03090/FUL **21 Langford Avenue, Bayston Hill,** Erection of two storey side extension with single storey parts to front and rear; *Permission granted*
3. Application 17/02532/FUL **1 Sharpstones Lane, Bayston Hill,** Erection of first floor extension and alterations to existing dwelling; *Permission granted*

P78.17 **PLANNING APPEALS** – None

P79.17 **PLANNING TRAINING**

1. Negotiate a Better Outcome in Planning – The Clerk reported on the usefulness of the training and offered to share the slides of the presentation with the Committee.

The Clerk informed the Committee that Shropshire Council had approved the Cabinet report on the Oaklands / Glebelands development which would lead to an outline planning application being submitted in the near future. This was noted.

The Chair informed the Committee of a piece of woodland for sale in Hanley Lane. This was noted.

The Committee noted that the dualling of the A49 was included as a proposal in the recently published Shropshire Council Economic Strategy.

The meeting closed at 7:30 pm