

Clerk to the Council/RFO: J Hodgkiss
Chairman: Cllr R Ruscoe

Minutes of the Full Council Meeting held at 7:15pm on **Monday 4th November 2024** in Christ Church.

Present: C Clode (CC), K Fairclough (KF), M Jones (MJ), T Markham (TM), R Ruscoe (RR) – Chair, T Osenton (TO), A Price (AP), P Stevens (PS), C Shaw (CS) M Underwood (MU),

In attendance: Julie Hodgkiss – Clerk (JH), approx. 170 members of the public.

FC70.24/25 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE
Apologies were received from Cllr Whittall - personal commitment, Cllr Teckoe and Clarke – delayed.

FC71.24/25 DECLARATIONS OF INTEREST
None

FC72.24/25 PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS
8 members of the public spoke against planning application 24/00765/FUL

FC73.24/25 LEGAL PROTOCOL FOR DEALING WITH DEVELOPERS
RESOLVED: MU proposed adoption of the protocol, seconded by CS and agreed by all members present.

FC74.24/25 REDROW - PLANNING APPLICATION 24/00765/FUL
4 representatives from Barratt Redrow gave an overview presentation of their application for 114 homes and a plot for up to 4 self build homes.

Members raised the following concerns and questions regarding the application.

- Inadequate traffic survey and data – the data used at the junction of the A49 does not represent the reality of the pressures already on this very busy and dangerous junction. Lyth Hill Rd is at capacity with crunch points at school run times a particular concern. Inadequate footways – or no footways. Concern for wheelchair users and pushchairs being safe. Pulley Lane entrance to the village is very busy and this development will attract at least 200 additional vehicles.
- Drainage – members highlighted the recent flooding that was the result of a reasonably short downpour, the PC has multiple videos and photos from the impact of the run off from Lyth Hill. How will this

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project impact this? Climate change is bringing several flooding events to Bayston Hill per year, when they were infrequent previously.

- Density – the plans are not in keeping with the village character and represents an overdevelopment of the site. 18% higher than the guidelines.
- Consultation – this application has received no meaningful consultation, there have been no public meetings and limited letter drops. A previous developer did hold an event pre-covid, how can that be valid for a new application? Both of the previous applications have had staunch opposition from the community.
- Local amenities – the school (primary, there is no secondary provision) and the doctors are at capacity. There is no bus service within the advised walking distance of this application.
- Parking for residents – there is insufficient parking shown within the plan. Who will be responsible for the limited green spaces and play park planned on site?
- Construction – Lyth Hill will not cope with heavy vehicles involved in the development of the 2 year planned construction time.
- Biodiversity – Redrow have not shown within the proposal how net gain would be made. This area is rich with wildlife. Hedgerows have been removed already – in nesting season. Impact on Lyth Hill Nature Reserve.
- Local Plan – the hearings are currently on hold, with more detail to follow shortly from the inspectors, this site is not in the current plan.

In summary the Parish Council is unanimously opposed to these plans, it is the wrong application in the wrong place.

Responses from Barratt Redrow

- Traffic survey and data – the models used are independent and industry standard. National Highways will not allow a traffic light solution to the A49 junction but we will widen and add a right turn lane to the A49.
- Drainage – the planned swale is more than adequate to collect surface water.
- Density – this application is not considered dense by planning professionals.
- Consultation – a meeting was held previously and we have spoken to the PC.
- Local amenities – it will be up to Shropshire Council to levy S106 or CIL to expand local services as they see fit.
- Parking for residents – there are 2 spaces within the curtilage of each property plus most have a garage space too. Homeowners will pay a

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fee to a management company after completion on site to maintain the green spaces and play area.

- Construction – Yes, there will be heavy vehicle traffic during construction.
- Biodiversity – Developers are allowed to offset any net gains by “buying credit” for nature enhancements elsewhere. Redrow to investigate to see if any unauthorised hedge removal has taken place.

In summary Barratt Redrow say that this is a good development in an area earmarked by the draft Shropshire Council Local Plan.

Meeting ended at 9.20pm

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