

Clerk to the Council/RFO: Julie Hodgkiss
Chairman: Cllr C Clode

**Minutes of a Planning Committee Meeting held at 6:00pm on Monday 10th July 2023
in Bayston Hill Memorial Hall.**

Present: C Clode (CC), P Stevens (PS), M Underwood (MU) (Chair)
In Clerk Julie Hodgkiss (JH)
attendance:

P1.23/24 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE
Cllrs Merricks and Osenton – work commitments.

P2.23/24 DISCLOSURE OF PECUNIARY INTEREST
None. Cllr Stevens expressed a non-pecuniary interest in item P5.23/24 (2) as a member of the Memorial Hall Committee.

P3.23/24 PUBLIC SPEAKING AT COUNCIL MEETINGS
A member of the public spoke strongly in favour of P5.23/24 (2)

P4.23/24 MINUTES
RESOLVED : PS proposed to approve and sign off the minutes of the Planning Committee meeting held on Monday 22nd May 2023, seconded by MU and agreed by all members present.

P5.23/24 PLANNING APPLICATIONS
To consider the following planning applications;

1. 23/02466/FUL | Proposed two-storey side extension following demolition of existing flat roof garage/store. | 14 Broad Oak Crescent Bayston Hill Shrewsbury Shropshire SY3 0ND **RESOLVED CC proposed No Objection, seconded by PS and agreed by all members present.**
2. 23/02570/FUL | Extension and internal alterations to create additional facilities and storage space | Memorial Hall Lyth Hill Road Bayston Hill Shrewsbury Shropshire SY3 0DR **RESOLVED: MU proposed to strongly support the application with the following comments**

BHPC are very pleased to support this application. The Memorial Hall provides a valuable space for many activities for the community. The Hall has to turn away potential hirers and the additional capacity, including improved storage and kitchen facilities, will be hugely welcomed.

Seconded by CC and agreed by all members present.

Planning Committee Minutes

Signed _____ (Chair) _____ (Date)

3. 23/02695/FUL | Construction of 2No. dwellings with retention of access | Proposed Residential Development Land To The North Of Betley Lane Bayston Hill Shrewsbury Shropshire **RESOLVED: MU proposed that the Council object to this application for the same reasons as lodged in 2018.**

Bayston Hill Parish Council strongly objects to the proposed development of two additional properties on Betley Lane, the proposed access for which is a narrow, unadopted and unsurfaced track unsuitable for additional vehicular movements.

The applicant has provided no evidence of a vehicular right of access along Betley Lane, which is an unadopted private road.

As the lane is private no parking restrictions may be enforced, so even should a right of access be in place there is no guarantee that it can be maintained. The narrow lane is already used by residents of Betley Lane for parking and this causes significant problems for emergency and refuse vehicles. It is highly unlikely that a fire appliance or ambulance could get to the site without moving parked vehicles. There are already a number of existing residents with mobility issues who need to park in the lane in order to get into and out of their homes safely.

Betley Lane is untarmacked and is unsuitable for disability scooters, wheelchairs and pushchairs. Should the future occupants of the proposed properties have any mobility issues, it is likely that they would rely heavily on private cars, which would increase the number of movements along the already congested lane. With two allocated parking spaces each the lane is likely to experience up to 10 vehicle movements each day. The properties would also attract delivery vehicles and visitors which the site is unlikely to be able to fully accommodate. These will inevitably increase the number of parked vehicles and further restrict access.

The lane is used as a play area by the many school children who live in Betley Lane. Betley End is the quietest part of the lane due to the lack of through traffic. Introducing two additional properties on this site will significantly compromise a relatively safe area for fresh air and informal recreation.

It has recently been demonstrated that the construction of new housing is detrimental to the surface of the road which is maintained by existing residents. The proposed development would impact heavily on the most fragile section of the lane and is likely to cause significant damage.

Furthermore, the lane already suffers from very poor surface water drainage, which results in regular flooding of Betley End. It is proposed that soakaways be used to deal with surface water drainage but as there is insufficient drainage to cope with the existing run off, it is unlikely that soakaways will be adequate to deal with the accelerated run off from new roofs and driveways.

As the topographically lowest area the proposed site struggles to absorb the existing surface run off from the lane. Even in its present unsurfaced state it becomes swamped so the proposed development is likely to cause flooding problems for the new properties as well as extending flooding back up the lane to existing properties.

The potential for damage to the exiting residential amenity outlined above is contrary to Core Strategy CS6, Sustainable Design and Development Principles and should therefore be rejected.

Seconded by CC and agreed by all members present.

P6.23/24

PLANNING DECISIONS

The committee noted the following

1. 23/01207/FUL | Erection of single storey extension to existing garage and loft storage to include change of use to annex ancillary to the main dwelling | Scarborough House Grove Lane Bayston Hill Shrewsbury Shropshire SY3 0HJ **GRANTED**
2. 23/01893/CPL | Application for Lawful Development Certificate for the erection of a rear Dormer Extension | 18 Grove Lane Bayston Hill Shrewsbury Shropshire SY3 0HJ **LAWFUL**
3. 23/01943/DIS | Discharge of condition 3 (Materials) 8 (Lighting Plan) 10 (Tree Planting Scheme), Condition 11 (Tree Protection) 12 (Drainage) 13 (Construction Details) 14 (On-Site Construction) attached to planning application 22/02517/FUL (Amended Description) | Site Of Oakland County Primary School Glebe Road Bayston Hill Shrewsbury Shropshire **GRANTED**

P7.23/24

PLANNING APPEALS

NONE