

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

Minutes of a Planning Committee Meeting held at 7:00pm on Monday 14th April 2025 in Bayston Hill Memorial Hall.

Present: C Clode (CC), T Markham (TM), A Price (APr), R Ruscoe (RR), M Underwood (MU) - Chair

In attendance: J Hodgkiss (Clerk), 1 MOP

P67.24/25 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE

Apologies were received from Cllr Osenton – work commitments.

P68.24/25 DISCLOSURE OF PECUNIARY INTEREST

None.

P69.24/25 PUBLIC SPEAKING AT COUNCIL MEETINGS

None

P70.24/25 MINUTES

RESOLVED: APr proposed to approve and sign off the minutes of the Planning Committee meeting held on Monday 31st March 2025, seconded by RR and agreed by all members present.

P71.24/25 NEIGHBOURHOOD PLAN

The Committee went through a template key requirement document step by step. This process produced many questions and action points which are listed below.

Consideration	Comment	By	To
Period to cover	It has been suggested that the next Local Plan will cover 2026-2046.		
Types of affordable housing provision required	For this we need thorough forecasting of population	JH to seek information	SC
Education	We will need to involve the local providers in conversation using accurate forecasting	As above, plus expected to include in Steering Group	

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Signed _____ (Chair) _____ (Date)

Health	As Education		
Transport	As Education.		
Flood and water management	Need expert advice		
Green and digital infrastructure	Is it in our remit? Need expert advice		
Sustainable Development – National Planning Framework has three overarching principles, economic, social and environmental. Policies to be developed that meet criteria.	Draft policies needed	JH to research	
Context: Population Location Physical constraints	BH is already recognised in the Local Plan as a village to be kept distinct from Shrewsbury with a clear green “gap”. Constraints include A49, A5, Lyth Hill, tarmac quarry.		
Identified as a Community Hub	BH is already recognised by SC as a Community Hub		
Provides – services, jobs education retail recreational etc	The data on existing services etc to be found	JH	SC online info?
Employment level and type	Data to be researched	JH	SC online info
Methodology	To be determined by legislation and advice from consultant		
Find out what residents want	By methods determined above	TM to research Schedule of Consultees and regulation	
Influence the development needed and the services to support	Agreed		
Promote a social and inclusive and caring community	Agreed		

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Preserve and enhance the traditions, character and heritage of Bayston Hill	Seek input from residents	MU	Mr Hitchcock initially – then wider later
Contributes towards our vision to be Carbon Neutral by 2030	Agreed, unnegotiable		
Community engagement who, what and how	To be determined by legislation and advice from consultant		
Evidenced Based Overview	Agreed		
Neighbourhood Development Plan Objectives	There are good examples of these in existing plans of neighbouring Parishes		
About Bayston Hill overview and maps photos, history development, living in the village info from the village survey 2018? etc.	New photos – drone? Plus others	All JH to create shared file	
Environment - Existing Wildlife corridors, Community Woodland, Parris Pool Lyth Hill Country Park	Feed in our current documents and await more info on the green corridor work we have started with our neighbours		
Details of Community Groups	Info already exists for use		
Additional facilities required? Young people?	Will come back on survey		
Mobile and Broadband services	Can we influence?		
Development Boundary to be determined after site allocations identified	We already have a boundary of the parish area		
Employment land	Research existing data	MU	Tarmac
Design of Housing – Bayston Hill Good Residential Design Principles	There are good examples of these in existing plans of neighbouring Parishes		

Additional points made

- Submitting body under Localism Act 2011 and Part 2 of The Neighbourhood Planning (General) Regulations 2012 is BHPC
- Qualifying Body BHPC advised by - would be the Consultant that helps us produce the plan.
- Neighbourhood Area - Under the provisions of the Localism Act 2011 and Part 2 of The Neighbourhood Planning (General) Regulations 2012, the Parish of Bayston Hill was designated as a Neighbourhood Area. Paperwork submitted.
- Community Infrastructure Level (CIL) – uplift of 25%, would greatly benefit residents.
- Neighbourhood Plans must meet certain basic conditions and other legal requirements (as set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)) before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.
- Paragraph 8(2) of Schedule 4B to of the Town and Country Planning Act 1990, as applied to NDPs by section 38A of the Planning and Compulsory Purchase Act 2004, outlines the basic conditions that an NDP must adhere to to proceed to a referendum and be 'made'.
"A draft plan meets the basic conditions if:
 - It has regard to national policies and advice contained in guidance issued by the Secretary of State.
 - The making of the plan contributes to the achievement of sustainable development.
 - The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - The making of the plan does not breach, and is otherwise compatible with, EU obligations.
 - Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
 - Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan includes adopted Local Plans and Neighbourhood Plans that have been approved at the referendum.
 - The Development Plan is informed by the Shrewsbury Place Plan where Bayston Hill is described as a Community Hub.
 - There is a Shropshire Local plan in place SAMDev 2006 to 2026
 - No draft Local plan currently in place as it was withdrawn (How do we proceed?)
 - JH to ask SC for approved consultant list
 - Meeting to be arranged with SC officers for advice on next steps
 - RR to research most up to date advice on "what is affordable housing?"
 - CC to research "New Towns" and the specification expected with these (to keep us up to date with modern expectations).
 - Annual Council to ratify a Steering Group with Terms of Reference to further this work.
 - An additional meeting of Planning Committee will take place on April 28th to bring together the work above.
 - No advice from experts (paid or otherwise) will be sought or considered until after the creation of the Steering Group.

- Any monies spent cannot be “reclaimed” in the event we are awarded a grant when the window to apply re-opens.

In Summary

Vision for the Bayston Hill Neighbourhood Plan

A Village not a town

A thriving community

Green spaces for our wellbeing

Carbon neutral and increased renewable energy use by 2030

Community fully supporting environment

Future proof infrastructure

Good and reliable public transport

Transport for pedestrians – not cars

A vibrant and affirming place for young people