

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

**Minutes of a Planning Committee Meeting held at 6:30pm on Monday 21st July 2025
in Bayston Hill Memorial Hall.**

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

**In
attendance:** J Hodgkiss (Clerk)

P17.25/26 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE
None

P18.25/26 DISCLOSURE OF PECUNIARY INTEREST
None

P19.25/26 PUBLIC SPEAKING AT COUNCIL MEETINGS
None

P20.25/26 MINUTES
RESOLVED: RR proposed to approve and sign off the minutes of the
Planning Committee meeting held on Monday 14th July 2025, seconded by
AP and agreed by all members present.

P21.25/26 PLANNING APPLICATIONS

25/02424/FUL Erection of six detached dwellings|White Gate 53 Lythwood
Road Bayston Hill Shrewsbury Shropshire SY3 0NA **OBJECT**

1. Bayston Hill Parish Council have a Planning Policy that objects to developments in gardens of existing house and therefore we must object to this planning application.

It should be noted that, the village as already exceeded its windfall housing criteria. Within the adopted Local Plan, policy S16.2 provides the development strategy for the settlement. It specifies that Bayston Hill has a residential development guideline of 50 60 dwellings to 2026. We have already exceeded this figure.

However, if the application was to proceed, we would ask for the following changes below to be considered.

2. Bayston Hill Parish Council expect all planning applications for development to pro-actively demonstrate how they are compatible with both the Parish Council and County Council's declaration of a climate emergency and support the ambition of both organisations in reaching net zero emissions by 2030. This includes:

Planning Committee Minutes

Signed _____ (Chair) _____ (Date)

- that any construction activity seeks to use low-carbon and carbon neutral materials wherever possible and maximises material efficiency.
- that the subsequent operation of any development maximises the potential use of renewable energy – for power, heating and mobility, as relevant
 - The construction is as energy efficient as possible and will be resilient to the future climate changes that are expected at that location (for instance in relation to flood risk, heat stress etc.).

Shropshire Council Planning Policy SC6 states- And ensuring that all development:

- Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11

This application demonstrates none of these requirements.

3. The proposal includes the loss of 18m of parking which has been provided for the library, this will result in the loss of an existing facility which is not in accordance with Shropshire Council Policy SC6. This is the only parking for the library which is a well-used facility within the village and BHPC object to the loss of this parking facility. The facility is also regularly used by people from the surrounding parishes. To avoid this loss of this parking facility for the library Bayston Hill Parish Council ask that a single access point is provided at the Southern end for the five properties along Glebe Road or for the two properties at the northern end to avoid the loss of this essential parking. This may require the number of properties bordering Glebe Road to be reduced to facilitate this change.

The existing Traffic Regulation Order for the Library visitor parking spaces, was implemented by Shropshire Council on 3rd April 2015. This Order was deemed necessary at the time and has been very successful, and nothing has changed since from the original reasons for its implementation.

We are confused by section 2.4 of the Planning Statement issued in July 2025. Which states:

As part of the pre-application response to residential development, the council's highways team stated: 'Shropshire Council as Local Highway Authority would raise no objection in principle to a residential development at this location. We welcome the proposed single point of access, in contrast to the previous refused application submitted. Subject to a few minor amendments to the layout, and submission of swept path analysis and visibility splays at the access to the site, we would consider the proposed access road suitable for future adoption.'

If a single point of access was being proposed to Shropshire Highways in pre-consultation then why is this not the case now?

4. Biodiversity

The ecology statement section 5.2.1 states that “This planting effort would go some way to satisfy paragraph 174 of the National Planning Policy Framework (providing net gains in biodiversity). Gaps in existing hedgerows could also be planted up with native woody species.”

This statement confirms that they cannot achieve the net gain in biodiversity required with this site layout taking account also of the biodiversity already removed

by the premature site clearance including a mature Oak Tree and is at odds with the result of the SBMCT which is showing a net gain of 10.83%.

The STATUTORY_BIODIVERSITY_METRIC_CALCULATION_TOOL-5632878 (SBMCT) makes no mention of hedgerows and yet the ecological report states under section 3.3.4: The boundary trees, hedgerows and shrubs have the potential to be used by a low to moderate range of common and/or priority scrubland and garden nesting bird species

All the trees reported in the tree helper for the SBMCT have been stated as small less than 30cm diameter at breast height. We believe that this is not correct and that there are some medium trees, this cannot be confirmed without permission to access the site. And one very large oak tree was removed pre-application.

5. Housing Needs:

Shropshire policy MD3 states : Residential proposals should:

- i. meet the design requirements of relevant Local Plan policies; and
- ii. on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.

A Housing needs survey completed in 2021 for Bayston Hill (attached with these comments) concluded that 44% of the respondents required 3- bedroom properties, 38% of the respondents required 2-bedroom properties and only 23% respondents required 4- bedroom properties, no respondents required a 5-bedroom property. This development only provides one 5-bedroom property and for 4 and 3 bedroom properties and as a development of over 5 properties should have consulted with the community including the Parish Council.

The parish council in its comments for Application 23/03190/FUL stated “no pre-development consultation was offered to the Parish Council which is extremely disappointing”. The Parish Council was also not consulted by the developer for this application either.

We were also disappointed that Shropshire Council did not include us in the pre-app consultation.

The removal of the 5-bedroom property and the provision of 2-bedroom properties instead of 4 -bedroom properties may also make it much easier to achieve a single access for this site on to Glebe Road, leaving the existing access at the back on to Lythwood Road as a pedestrian access to the shops and school.