

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

Minutes of a Planning Committee Meeting held at 4:00pm on Tuesday 29th August 2023 in Bayston Hill Memorial Hall.

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

P15.23/24 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE
Apologies were received from Cllrs Merricks and Osenton – work commitments

P16.23/24 DISCLOSURE OF PECUNIARY INTEREST
None

P17.23/24 PUBLIC SPEAKING AT COUNCIL MEETINGS
None

P18.23/24 MINUTES
RESOLVED: CC proposed that to approve and sign off the minutes of the Planning Committee meeting held on Monday 10th July 2023, seconded by PS and agreed by all members present.

P19.23/24 PLANNING APPLICATIONS
To consider the following planning applications;

23/03190/FUL | Erection of 7 detached dwellings and 1 garage following demolition of existing dwelling, garage and outbuildings. | White Gate 53 Lythwood Road Bayston Hill Shrewsbury Shropshire SY3 0NA

RESOLVED: MU proposed to OBJECT to this application for the following reasons, seconded by CC and agreed by all members present.

1. The application itself is incorrect. In section "Description of proposal" the box for No has been selected when asked if work has already started on site. Work has been ongoing there to clear the site for several months. Secondly the "Trees and Hedges" section, again No has been selected to the question "Are there any trees onsite?", there were numerous trees, many mature which have been removed and several that remain. We are concerned that in the SC Ecologist comments lodged on the portal state "No development shall take place (including demolition, ground works and vegetation clearance) until a landscaping plan has been submitted to and approved in writing by the Local Planning Authority", it is obvious much of this has been completed already.

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Signed _____ (Chair) _____ (Date)

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:
 - 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.).

This application demonstrates none of these requirements.

3. Bayston Hill Parish Council Planning Policy not to endorse buildings in gardens as part of its planning policy statement of intent which is available to the public.
4. There will be significant impact on parking for those using the library, there is a long history of parking issues for this purpose and this application will not help this problem. If the development was to be passed by SC then the preferred access to and from the site should be by the existing access to no 53 and the site layout should be amended to reflect this requirement if not then by a single access from the site as far away from the Clarkfield Junction, onto the Glebe road and again the site layout amended to reflect this.
5. Concern over conflict with the current Clarkfield Road T junction with Glebe Road. Again, another reason not to access the site on to Glebe Road.
6. No pre-development consultation was offered to the Parish Council which is extremely disappointing.
7. It should be noted by SC that a considerable number of trees were removed before the application was submitted including a mature oak tree of some considerable age. Reasons for this unknown but we are sure could have been mitigated with a different site layout. There is no suggestion in this application that these trees will be replaced as a minimum.
8. 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
9. Properties not in keeping with surroundings. This development represents the loss of a traditional village property, the like of which has enhanced the enjoyment of living in a village like Bayston Hill. These new

properties have little character and do not improve the street scene. There are no garage facilities provided. If this development was to proceed then it should use the existing access to 53 Whitegate, the number of properties reduced and a considerable tree planting and hedgerow scheme implemented around the borders of the site to achieve the biodiversity net gain required by paragraph 174 of the national Planning Policy framework.

10. We do not require these additional properties in the village as we have already met are 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 met this figure and any more growth is unsustainable.
11. This is a green field site not a development site as stated in the SUDS Appendix 2
12. The Parish is very concerned at the level of pre application activity that has taken place on this site, Harris Fencing has been erected, there a considerable quantity of hard core that has been deposited on the site, significant site clearance including the removal of a number of tree, old pallets and skips brought to site. Much of the clearance took place within the breeding season and will have caused untold damage to the wildlife, flora and fauna in that area. The attitude shown by the developer/owner is not encouraging.

23/03319/FUL | Proposed electric vehicle charging hub and associated works. | Dobbies Garden Centre Hereford Road Bayston Hill Shrewsbury Shropshire SY3 0DA

RESOLVED: MU proposed to SUPPORT the application with the following comments, this was seconded by CC and agreed by all members present.

That consideration be given to the traffic flow at Dobbies Island, the exit isn't traffic controlled and is extremely busy. Can lights or a change of traffic flow be considered?

Application submitted after the agenda was published

23/03611/FUL | Erection of Single-storey rear extension. | 45 Lythwood Road Bayston Hill Shrewsbury Shropshire SY3 0LY **NO OBJECTION**

P20.23/24 PLANNING DECISIONS

None

P21.23/24 PLANNING APPEALS

None