

Locum Clerk to the Council/RFO: Shaun Jones
Chairman: Cllr Mark Underwood

Minutes of a Planning Meeting held at 6.30 pm on Monday 9 August 2021 in the Lythwood Room, Bayston Hill Memorial Hall.

Present: Cllrs Clode (CC); Rust (DR) and Underwood (MU).

Not Present: Cllrs Parkhurst & Merricks-Murgatroyd

In attendance: Locum Clerk, Shaun Jones (SJ), Deputy Clerk, Peter Orrell (PO) and 3 Members of the Public

P8.21/22 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE – Cllr Parkhurst (on holiday) and Cllr Merricks-Murgatroyd (dental appointment)

P9.21/22 DISCLOSURE OF PECUNIARY INTEREST – None

P10.21/22 PUBLIC SPEAKING AT COUNCIL MEETINGS – There were three members of the public present. All three wish to advise the Council of their objection to application reference 21/03387/FUL - **Proposed Dwelling North East Of 109 Lyth Hill Road Bayston Hill** - Erection of 1No dwelling, formation of vehicular access and installation of treatment plant

MOP 1 invited to address the Council – Wished to advise the Council that part of the proposed site is on a newly purchased piece of land which was granted a change of use from Agricultural to Garden last year. Also the scale of the proposed Water Treatment Plant (for 12 persons) may indicate additional development in the future, also the noise nuisance of such an installation. Finally the design of the road access also leads to the possibility of further development as it directly leads towards the field abutting.

MOP 2 invited to address the Council – Very concerned over lack of physical notices of applications for planning adjacent to the site. It is not the first occasion that no notices have been posted – is this not a legal requirement ? SJ suggested a direct reference to Shropshire Planning Dept on this matter. The Betley Lane location has already been an area where many proposals to develop have materialised. The applicant has stated they only had the wish to extend their garden when the application last year for change of use was made. This appears not to now be the case. The Water Treatment Plant is rather large for one building and a waste treatment facility is in place for two linked properties. There was also an application for a Caravan Club - Touring Site (withdrawn) but possibly because of the lack of a Water Treatment Plant, could approval of this application facilitate the caravan site idea being refreshed ? It would appear there could be a long game here, with larger scale development requests following if this application is approved. As a member of the Betly Lane Residents Association rejecting this application would be welcomed.

MOP 3 invited to address the Council – the application location is partially outside the SAMDev Plan 2006 – 2026 development boundary. Always viewed the Change of Use application last year as questionable. This claimed to be for an extended garden which now sees a house placed in between.

P11.21/22 MINUTES – Proposed MU, seconded DR, it was **RESOLVED** unanimously to approve the minutes of the meeting held on Monday 28 June 2021 as a true record and to authorise the Chair to sign them.

P12.21/22 PLANNING APPLICATIONS – To consider the following planning applications;

Taken from bullet 4 below as interested MOP's remain to hear the committee's deliberations – an application validated between publication of the meeting agenda and tonight's meeting :-

Reference 21/03387/ FUL - **Proposed Dwelling North East Of 109 Lyth Hill Road Bayston Hill** - Erection of 1No dwelling, formation of vehicular access and installation of treatment plant - it was **RESOLVED** to send a consultee response to **OBJECT** to this planning application based on the contravention of the Bayston Hill Parish Council's Planning Policy where it is sited outside the SAMDev defined boundary and is a garden development. Also make reference to the committee's comments on the earlier Change of Use application – 20/02833/COU and reference the recent Housing Needs Survey to suggest the proposal is in line with the survey findings.

1. Reference: 21/03361/FUL: **Elvaston 21 Lythwood Road Bayston Hill**: Erection of rear single storey extension : – **it was resolved unanimously to make no comment on this application.**
2. Reference: 21/03402/FUL: **35 Eric Lock Road West Bayston Hill**: Erection of a single story side extension : – **it was resolved unanimously to make no comment on this application.**
3. Reference: 21/03451/FUL: **29 Brookfield Bayston Hill**: Erection of double garage with office space and storage above following demolition of existing single garage : **it was RESOLVED** to send a consultee response to **OBJECT** to this planning application over the proposed 2 storey building's height and proximity to the neighbour at No. 27. Would the applicant consider a single storey with office/storage wrapped around the double garage perhaps ?
4. To **consider** any planning applications validated since the publication of the agenda
 - i. Reference 21/03387/ FUL - **Proposed Dwelling North East Of 109 Lyth Hill Road Bayston Hill** - Erection of 1No dwelling, formation of vehicular access and installation of treatment plant – **Taken as first application to be considered above.**
 - ii. Reference: 21/03518/FUL: **70 Lyth Hill Road Bayston Hill**: Erection of single storey extension to rear of existing dwelling : – **it was resolved unanimously to make no comment on this application.**

P13.21/22 PLANNING DECISIONS –

The Committee **noted** the following planning decisions:

1. 21/01985/FUL : **5 Gorse Lane Bayston Hill**: Conversion of integral garage to habitable space and associated works; addition of render to property; formation of drive at front and terraced area to rear : **Permission granted**

2. 21/02788/MAW : **Bayston Hill Quarry Sharpstones Lane Bayston Hill:** Minerals prior approval application for erection of a wash plant at Bayston Hill Quarry : ***Permission granted***
3. 21/02334/FUL : **Rockville Lower Pulley Lane Bayston Hill:** Erection of single storey extension, extend rear balcony, part conversion of garage to kitchen, part conversion of lower ground floor play room to lounge and dining room : ***Permission granted***
4. 21/02634/HHE : **Elvaston 21 Lythwood Road Bayston Hill:** Erection of a rear single storey extension to detached dwelling, dimensions 4.32 metres beyond rear wall, 3.2 metres maximum height, 3.2 metres high to eaves. : ***Permission refused***
5. 21/02567/FUL : **101 Lyth Hill Road Bayston Hill:** Erection of two storey rear extension following the demolition of existing single storey rear extension : ***Permission Granted***
6. 21/02454/FUL : **10 Breidden Way Bayston Hill:** Erection of side and rear extension following demolition of garage. : ***Permission granted***
7. To **note** any planning decisions made since the publication of the agenda

21/02504/FUL : **33 Cornwall Drive Bayston Hill** : Erection of first floor extension over the existing garage : ***Permission granted***

P14.21/22 PLANNING APPEALS – To note any planning appeal decisions and consider any new planning appeals validated since the publication of the agenda

None.

The meeting closed at 7:07pm