

Clerk to the Council/RFO: Julie Hodgkiss

Chairman: Cllr Mark Underwood

Minutes of a Planning Meeting held at 6:00pm on Monday 25th April 2022 in Bayston Hill Memorial Hall.

Present: Cllrs Clode (CC) (Chair), Merricks-Murgatroyd (HM)
and Underwood (MU)

Not Present: Cllr Parkhurst

In attendance: Clerk Julie Hodgkiss (JH)

P43.21/22 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE –
Apologies were received from Cllr Parkhurst – work commitments.

P44.21/22 DISCLOSURE OF PECUNIARY INTEREST – None

P45.21/22 PUBLIC SPEAKING AT COUNCIL MEETINGS – One member of the public attended to highlight concerns regarding 22/1427/REM. Resident also highlighted a notice that had gone up locally (not on the agenda) regarding a Caravan Club application – Clerk confirmed that this matter was being looked into and hoped that this item could be raised at a future meeting subject to timing.

P46.21/22 MINUTES – Proposed MU, seconded CC, it was RESOLVED unanimously to approve the minutes of the meeting held on Monday 21st March 2022 as a true record and to authorise the Chairman to sign them.

P47.21/22 PLANNING APPLICATIONS – To consider the following planning applications;

- 22/01281/FUL | Erection of two-storey side and front extension, internal alterations, insertion of rooflights to existing flat roof and re-rendering of existing front elevation | 5 Breidden Way Bayston Hill Shrewsbury Shropshire SY3 0LL – No objection. Comment – we acknowledge and support comments by neighbouring resident regarding guttering. Moved MU, seconded HM, unanimously agreed.*
- 22/01427/REM | Approval of reserved matters (appearance, layout, scale) pursuant of 18/02747/OUT (allowed on appeal) for the erection of 2 dwellings and detached garages; to include the felling of trees (resubmission) | Proposed Residential Development Land To The North Of Betley Lane Bayston Hill Shrewsbury Shropshire – No Objection. Comment – BHPC would like to see the second access shown on the plans removed to avoid an ambiguity in the future, there should only be the one access to the two properties. Clerk to seek clarification for members regarding which trees would be removed as unclear on application. Moved MU, seconded CC, unanimously agreed.*

Planning Committee Minutes

Signed _____ (Chair) _____ (Date)

3. To consider any planning applications validated since the publication of the agenda

22/01712/FUL | Conversion of integral garage to form store/residential accommodation with external covered area | 48 Lythwood Road Bayston Hill Shrewsbury Shropshire SY3 0NA – **No comment, moved HM, seconded MU, unanimously agreed.**

22/01693/FUL | Erection of first floor side extension and associated works | 27 Glebe Road Bayston Hill Shrewsbury Shropshire SY3 0PN - **No comment, moved MU, seconded HM, unanimously agreed.**

22/01619/FUL | Erection of 2No. detached dwellings and associated garages, formation of vehicular and pedestrian access (revised scheme) | Proposed Residential Development Land North East Of Grove Lane Bayston Hill Shrewsbury Shropshire.

Cllr Clode declared a non-percunary interest in 22/01619/FUL – a neighbouring property is owned by a family friend.

OBJECT – The committee noted that comments regarding height of the properties had been amended. Previous objections still apply.

Surface Water drainage – there is concern made by residents of neighbouring properties over a natural spring in the vicinity of the site which may be affected by the removal of green area which is part of the natural land drainage currently in place. Would the Planning Officer pay particular attention to the submitted plans relating to the surface water drainage scheme and that all policies under SuDS are followed ?

Protection of Ecology & affected Hedges/Trees – there is concern made by residents of neighbouring properties over potential harm this development could bring about, during construction and more long term once the development is complete. Would the Planning Officer offer some mitigations, e.g. habitat protection measures, bat boxes installed, trees planted to replace any that are lost as the site is built on.

Site Access – there is concern made by residents of neighbouring properties over current issues encountered by larger vehicles using Grove Lane. Please consider conditions to minimise disruption while construction is underway and when complete that emergency services vehicles as well as refuse collection reach all properties unhindered.

In addition to these objections the application does not pass BHPC Planning Policy “We oppose properties being built in gardens as we believe that this undermines the character of the Village as well as encroaching on Environmental corridors. Environmental corridors are complex ecosystems that provide an avenue for wildlife movement, protection of natural resources, and green space buffers for humans”

P48.21/22

PLANNING DECISIONS –

1. To note any planning decisions made since the publication of the agenda.

22/00652/FUL | Installation of dormer to side elevation | 13 Mayfield Grove
Bayston Hill Shrewsbury Shropshire SY3 0JZ - **REFUSED**

P49.21/22

PLANNING APPEALS

None

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Signed _____ (Chair) _____ (Date)