

Clerk to the Council/RFO: J Hodgkiss

Chairman: Cllr R Ruscoe

Minutes of the Full Council Meeting held at 7:15pm on **Monday 1st December 2025** in Christ Church.

Present: C Clode (CC), D Engler (DE), A Price (APr), R Ruscoe (RR) – Chair, C Shaw (CS) P Stevens (PS), K Turner (KT), N Turner (NT), M Underwood (MU)

In attendance: P Orrell – Deputy Clerk
M Whitehead – Planning Director, Bloor Homes
J Kidney, Sulis Public Affairs (Consultation)
Approx 40 MOPs

FC94.25/26 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE

Apologies were received from Cllrs T Markham and M Jones

FC95.25/26 DECLARATIONS OF INTEREST

None

FC96.25/26 PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS

One member of the public spoke against the proposed application on Pulley Lane.

FC97.25/26 BLOOR HOMES/PULLEY LANE

The representatives gave a presentation of the proposals for Pulley Lane. Cllrs then highlighted the issues that they felt would impact Bayston Hill, this list is not exhaustive;

- The percentage of affordable homes should be higher than the proposed 20%
- Risk to school time cyclists on Pulley Lane cutting past entrance
- Potential for unsold properties as is happening with other developments
- CIL money may eventually find its way to the Parish but we are not optimistic it would be able to provide adequate compensation for the loading of resources these developments would create.
- There are no available places at our Primary School and we do not have a Secondary School in Bayston Hill.
- Bayston Hill has a distinct identity from Shrewsbury and we want to retain the green boundary. This would change the nature of our village and it risks us becoming a suburb of Meole Brace/Shrewsbury.

- Safety issues of traffic on Pulley Lane, mud on roads.
- The doctors surgery is at capacity and there is a lack of community buildings.
- Density – 17 per hectare is the average in Bayston Hill and this proposal is much higher.
- Flooding – the proposed area regularly floods, there is significant evidence of these flood events.
- CIL - would Bayston Hill be better compensated by additional buildings/resources being provided directly by the developers. Examples were scout/guide facilities and repairs/refurb of library.
- Bus/walking route requirements of developments – difficult to see how these could be achieved on this site.

DRAFT