

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

Minutes of a Planning Committee Meeting held at 6:30pm on Monday 7th September 2026 in Bayston Hill Memorial Hall.

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

In attendance: J Hodgkiss - Clerk

P24.26/27 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE
None

P25.26/27 DISCLOSURE OF PECUNIARY INTEREST

P26.26/27 PUBLIC SPEAKING AT COUNCIL MEETINGS

P27.26/27 MINUTES
RESOLVED: AP proposed to approve and sign off the minutes of the Planning Committee meeting held on Tuesday 11th August 2026, seconded by TM and agreed by all members present.

P28.26/27 PLANNING APPLICATIONS
To consider the following planning applications;

*To **consider** any planning applications validated since the publication of the agenda*

1. **26/03153/CPL** Application for a Lawful Development Certificate for the erection of a modular building for use as a classroom. Oakmeadow CE Primary And Nursery School Long Meadow Bayston Hill Shrewsbury Shropshire SY3 0NU **NO OBJECTION**
2. **26/03163/FUL** Erection of retail convenience store, service area, cycle storage, car parking, electric vehicle charging and ATM following demolition of existing building. Perfect Car Company Site Hereford Road Bayston Hill Shrewsbury Shropshire SY3 0DE **OBJECT** for the following reasons;

Proposed by RR and seconded TO and agreed by all members present.

Planning Committee Minutes

Signed _____ (Chair) _____ (Date)

As a Parish Council we have been advised on more than one occasion that traffic lights would not be considered for the Lyth Hill Road to A49 Junction in the village, as it would slow the traffic down on what is a very busy Trunk Road.

From a highways perspective this application if it were to go ahead would create the same issue for the A49 by slowing the traffic down as vehicles traveling north on the A49 wait to turn right into the development and potentially when vehicles traveling south on the A49 have to wait to turn left due to vehicles queuing and waiting to park.

For the reasons above this development would potentially also worsen the situation for residents trying to leave Bayston Hil from the Lyth Hill Road and for residents trying to access the A49 from the Eastern half of the village, the common. This is already a challenge and soon to get worse with the development granted for 118 houses on Lyth Hill Road.

We are concerned that this development could increase the pedestrian footfall on what is a very busy trunk road that has previously suffered some serious incidents, one did include a pedestrian and the other more recently could have. The increased use of the pedestrian light-controlled crossing will also further slow down the traffic on the A49.

The Parish is also very concerned that vehicles entering and leaving the site will increase the risk of accidents occurring due to the speed of vehicles already on the A49 and the level of frustration that these traffic movements may create in drivers.

Limited access for lorries on to this site would result in activity outside of the normal opening hours which will cause a noise nuisance to existing residents at an unreasonable time of the day.

We are very concerned on the impact that this development will have on the existing residents along the A49 and on the existing local small businesses at a time when we are trying to encourage people to buy local. Sainsburys already have a large store on the Moel Brace Retail Park within a mile of the site and 5 minutes by car.

In summary we do not see this as a sustainable development for the reasons we have given, and object to this application on the grounds of traffic, noise and safety.

29.26/27 **PLANNING DECISIONS**
NOTED

P30.26/27 **PLANNING APPEALS**
NONE