

Selattyn and Gobowen Parish Council

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6 December 2018

To: Councillors

You are summoned to attend a meeting of the Parish Council to be held on **Wednesday 12 December 2018 at Gobowen Pavilion, St Martins Road, Gobowen at 7.00 pm** for the transaction of business as set out in the Agenda below.

Yours sincerely,

Jan Morgan-Birtles

Clerk to the Council

AGENDA

956	To receive apologies and reasons for absence
957	Disclosable Pecuniary Interests and/or any other interests in the matters to be discussed a) Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests. b) To consider any applications for dispensation
958	Public Participation session - a period of 15 minutes will be set aside for the public to speak on items on the agenda.
959	To confirm the Minutes of the Full Council Meeting held on 14 November 2018, <i>attached</i> .
960	Reports a) Clerk to Report b) Shropshire Council – To receive reports from Shropshire Council elected councillors c) Other Reports – To receive reports from councillors attending meetings, training sessions and site visits on behalf of the parish council. d) Police report
961	Financial Matters a) Payments – To approve outstanding payments and payments made prior to the meeting. b) Income -To note income received since the last meeting. (Payments and Income Excel spreadsheet to follow)

	<p>c) Draft budget update– 2019/20</p> <p>d) Internal audit - decision</p>
<p>962</p>	<p>Planning Items</p> <p>a) Planning Application Decisions – None have been received.</p> <p>b) Planning Applications for consideration –</p> <p>1) Reference: 18/05280/FUL (validated: 14/11/2018) Address: Yew Tree Cottage, Hengoed, Oswestry, Shropshire, SY10 7AD Proposal: Erection of detached double garage with store room above View online at: http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PI6UG4TD06Z00</p> <p>2) 18/03192/FUL DEVELOPMENT PROPOSED: Application under Section 73A of the Town and Country Planning Act 1990 for the erection of an agricultural barn for hay/straw (retrospective) LOCATION: The Hollies, Hengoed, Oswestry, Shropshire, SY10 7EQ. View online at: https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage</p> <p>3) PLANNING REFERENCE: 18/05354/FUL DEVELOPMENT PROPOSED: External changes to entrance area, provision of outdoor seating area and internal changes to form cafe LOCATION: Lion Quays, Weston Rhyn, Oswestry, Shropshire, SY11 3EN. OS REFERENCE: 330063 - 335641 View online at: https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PIGFJRTDHXU00</p> <p>4) Reference: 18/05307/FUL (validated: 26/11/2018) Address: Bank House, Selattyn, Oswestry, Shropshire, SY10 7DX Proposal: Erection of replacement dwelling</p> <p>View online at: http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PI8PG8TD07V00</p>
<p>963</p>	<p>Committees</p> <p>a) Finance and Executive Committee (<i>Matters referred from the meeting held on 06/12/18</i>)</p> <p>b) Amenities and Services Committee (<i>Matters referred from the meeting held on 06/12/18</i>)</p> <ol style="list-style-type: none"> 1) Youth Café Update 2) Noise Nuisance Pavilion Car Park 3) Annual Playground Inspection Report – To note A&S Committee to review detailed report. 4) GDPR – DPO Service <p>c) Planning Committee (<i>Draft Minutes from the meeting held on 28/11/18, to follow</i>)</p> <ol style="list-style-type: none"> 1) Reference: 18/04318/FUL (validated: 05/10/2018) Address: Henlle Lane, Henlle, Gobowen, Oswestry, Shropshire, SY10 7AX Proposal: Change of use of land to form holiday park including the siting of 18 chalet/lodges; formation of vehicular access, on-site roads and parking areas; installation of bio-disc sewage

	<p>treatment plant; installation of boundary screening and formation of 2m high boundary embankment, planting scheme</p> <p>View online at: http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PF7UXATDGEM00</p> <p>The Planning Committee considered this application and the previous comments set out below were read out but were not available for members to view at the meeting. In order to provide members with the opportunity to view and consider the comments and to be clear on the Parish Council's response, members are asked <u>to confirm the Council's comments for submission on the Planning Portal.</u></p> <p><i>"It was agreed to submit NEUTRAL with previous comments submitted on 17/05/18 (below)</i></p> <ul style="list-style-type: none"> • <i>It is a very dense development - luxury lodges need space and privacy.</i> • <i>The site is a landfill site that was unmonitored during its operation, usually land fill sites when completed are sealed with an impervious layer of an inert compound such as clay to completely seal it in to prevent escape of toxins and noxious substances. Why is this one having its surface disturbed?</i> • <i>Have the effects of possible air pollution on the school and village been considered?</i> • <i>The proposal states that the chalets will be sold / leased out - there needs to be an occupancy restriction placed on them. It is an application for a Holiday Park and not permanent homes.</i> • <i>No drawings are available of the existing site to show the current layout and what will happen to the existing building.</i> • <i>Scale and location of the screening - It is too close to the road and is more than 2m high. Screening of the site should be appropriate and natural and not the mounting of a bund. Great crested newts are present on the site as noted in the Ecology report.</i> • <i>The road is currently a 60mph speed limit road and the splay is not considered to be wide enough."</i> <p><u>Matters referred from Planning Committee</u></p> <p>2) Enquiry relating to Brogyntyn Hall. Link relating to matter:- https://www.shropshirestar.com/news/politics/2018/09/27/confidential-file-reveal-series-of-concerns-over-16th-century-mansion-homes-plan/</p> <p>3) Shropshire Local Plan Review – Consultation is now live. Consultation document on Proposed Site Allocations (Page 140 – link below). https://shropshire.gov.uk/media/11266/00-preferred-sites-consultation-full-document.pdf</p>
964	Environmental Maintenance Grant – to consider application for grant under previous information circulated.
965	Road Safety issues - Speeding along Hengoed Road and School Lane.
966	Roundabout Update
967	Staffing: There is an opportunity for the Council to consider operational contact requirements and equipment needs.
968	Correspondence
969	Future Agenda Items Councillors' opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

970

Date of next meeting - To note date, time and location