

# Selattyn and Gobowen Parish Council

**MINUTES of a meeting of the PARISH COUNCIL on Wednesday, 12 December 2018 at Gobowen Pavilion, St Martins Road, Gobowen at 7.00 pm**

**Present:** Councillors Bird, Crow, Ellis, Emery, Evans, Harness, Macey (Chairman), McKenna, Morgan, Westwood Bate and Whitelaw

Also Present: Six members of the public.

<p><b>956</b></p>	<p><b>To receive apologies and reasons for absence</b>            Cllr Broom            Cllr West Wynn - away             A minute's silence was held in memory of Cllr Lloyd</p>
<p><b>957</b></p>	<p><b>Disclosable Pecuniary Interests and/or any other interests in the matters to be discussed</b></p> <p>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.</p> <ul style="list-style-type: none"> <li>• Cllr Ellis – Planning application for Yes Tree Cottage (18/05280/FUL)</li> <li>• Cllr Whitelaw – Planning application for Bank House (18/05307/FUL)</li> </ul> <p>b) To consider any applications for dispensation – None</p> <ul style="list-style-type: none"> <li>• Cllr Macey to withdraw from meeting for item 963.</li> </ul>
<p><b>958</b></p>	<p><b>Public Participation session</b> - Six members of the public were present, and the following matter was raised: Brogyntyn Hall – further evidence has been revealed with reference to this historic planning application. The Chairman thanked the resident for bringing matters to the Council's attention. The issue appeared on the agenda for the meeting at <b>Item 963 c) 2).</b></p>
<p><b>959</b></p>	<p><b>Minutes</b>            Proposed by Cllr McKenna, seconded by Cllr Whitelaw  <b>RESOLVED: That the minutes of the meeting held on 14 November 2018 be approved as a correct record and signed by the Chairman.</b></p>
<p><b>960</b></p>	<p><b>Reports</b></p> <p>a) <b>Clerk's Report</b></p> <ul style="list-style-type: none"> <li>• Allotment Land Purchase – Clerk has emailed Berry's with address for registering of property</li> <li>• Hengoed defib training – email sent 11/12/18 to Neil Symon asking for update – he has responded saying he will chase this</li> <li>• Selattyn Wall – report expected in December 2018 – agenda item for Jan 19</li> <li>• Parish Vacancy - Notice of Request from Elections that we fill the parish council vacancy as soon as possible – no fresh applications received. Locum Clerk emailed interested party on 06/12/18 awaiting response. The second vacancy will be advertised after the funeral of Cllr Lloyd. Cllr Crow suggested that the notice include an indication of the information required for application. <b>Resolved.</b></li> </ul> <p>b) <b>Shropshire Council</b> – Cllr Mark Jones and Cllr Macey updated the meeting on matters from Cabinet which included:</p> <ul style="list-style-type: none"> <li>• A stated aim to make Shropshire 'more green' (54% of waste is currently recycled)</li> </ul>

	<ul style="list-style-type: none"> <li>• Planning appeals can be upheld so it is important for objections to be carefully considered and strong.</li> <li>• Selattyn and Gobowen is currently the 14<sup>th</sup> largest tax base in the county</li> <li>• Housing needs surveys are useful in identifying the need for keyworker housing, starter homes and rental properties.</li> </ul> <p><b>c) Other Reports –</b>  Bryn Y Castell Coppice Conservation Group Report – December 2018  Selattyn &amp; Gobowen P3 Report – December 2018  Beacon Lighting Oswestry Hill Fort – 11 November 2018</p> <p><b>d) Police report</b>  Members noted report previously circulated. Chairman has had discussions with the SNT about if they would assist with any further measures in relation to the Pavilion car park to which they have said they would be supportive.</p>
961	<p><b>Financial Matters</b></p> <p><b>a) Payments –</b> A list of outstanding payments and income was circulated. There were no amendments to be made.  <b>RESOLVED: To note income received and approve payments as listed.</b></p> <p><b>b) Draft budget update – 2019/20.</b>  Draft budgets had been examined at the sub-committee meetings on the previous Thursday but minutes were still being prepared.  <b>Resolved: to move this item to the January meeting and all papers to be sent to Cllrs as soon as possible.</b></p> <p><b>a) Internal audit</b>  <b>RESOLVED: to appoint an external auditor to carry out an internal audit, as a matter of course, between clerks.</b></p>
962	<p><b>Planning Items</b></p> <p><b>a) Planning Application Decisions – None have been received.</b></p> <p><b>b) Planning Applications for consideration –</b></p> <p>1) Reference: 18/05280/FUL (validated: 14/11/2018)  Address: <b>Yew Tree Cottage, Hengoed, Oswestry, Shropshire, SY10 7AD</b>  Proposal: Erection of detached double garage with store room above  View online at: <a href="http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PI6UG4TD06Z00">http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PI6UG4TD06Z00</a>  Cllr Ellis left room.  <b>Resolved: No comment</b></p> <p>2) 18/03192/FUL  <b>DEVELOPMENT PROPOSED:</b> Application under Section 73A of the Town and Country Planning Act 1990 for the erection of an agricultural barn for hay/straw (retrospective)  <b>LOCATION:</b> The Hollies, Hengoed, Oswestry, Shropshire, SY10 7EQ.  View online at: <a href="https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage">https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage</a>  <b>Resolved: Object. Add new comment noting that application has changed from notification. Council to request extension to consider amended application.</b></p> <p>3) <b>PLANNING REFERENCE:</b> 18/05354/FUL  <b>DEVELOPMENT PROPOSED:</b> External changes to entrance area, provision of outdoor seating area and internal changes to form cafe  <b>LOCATION:</b> Lion Quays, Weston Rhyn, Oswestry, Shropshire, SY11 3EN.</p>

View online at: <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PIGFJRTDHXU00>

**Resolved: No comment**

4) Reference: 18/05307/FUL (validated: 26/11/2018)  
Address: Bank House, Selattyn, Oswestry, Shropshire, SY10 7DX  
Proposal: Erection of replacement dwelling

View online at: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PI8PG8TD07V00>

Cllr Whitelaw left the room.

**Resolved: No comment.**

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## Committees

### a) Finance and Executive Committee

Cllr Bird reported that a 'task and finish' group had been set-up to review all relevant policies.

### b) Amenities and Services Committee

- 1) **Youth Café update** – awaiting action from Youth Club
- 2) **Noise Nuisance Pavilion Car Park** – following visit to CCTV control room, Cllrs Crow and McKenna reported that more signage would be displayed, together with a CCTV photo of the car park.
- 3) **Annual Playground Inspection Report** – The contract with Shropshire Council to be examined by the committee.
- 4) **GDPR – DPO Service.** It was noted that a one year contract would cost £200.00.  
**Resolved: Agenda item for January 2019. Clerk to request a report of actions taken in last year to inform decision.**

### c) Planning Committee

#### 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 treatment plant; installation of boundary screening and formation of 2m high boundary embankment, planting scheme

View online at: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PF7UXATDGEM00>

**Resolved: To submit NEUTRAL with comments:**

- It is a very dense development - luxury lodges need space and privacy.
- 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? Have the effects of possible air pollution on the school and village been considered?
- 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.
- No drawings are available of the existing site to show the current layout and what will happen to the existing building.
- 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.
- The road is currently a 60mph speed limit road and the splay is not considered to be wide enough.

	<p><b><u>Matters referred from Planning Committee</u></b></p> <p>2) Enquiry relating to Brogyntyn Hall. Link relating to matter:-  <a href="https://www.shropshirestar.com/news/politics/2018/09/27/confidential-file-reveal-series-of-concerns-over-16th-century-mansion-homes-plan/">https://www.shropshirestar.com/news/politics/2018/09/27/confidential-file-reveal-series-of-concerns-over-16th-century-mansion-homes-plan/</a></p> <p><b>Resolved: To write formal letter to Shropshire Council asking if, following the disclosure of new evidence, the Council is going to undertake a complete review of the decision. Letter to be copied to Historic England and English Heritage.</b></p> <p>3) <b>Shropshire Local Plan Review – Consultation is now live. Consultation document on Proposed Site Allocations (Page 140 – link below).</b></p> <p><a href="https://shropshire.gov.uk/media/11266/00-preferred-sites-consultation-full-document.pdf">https://shropshire.gov.uk/media/11266/00-preferred-sites-consultation-full-document.pdf</a></p> <p><b>Resolved: Publish public meeting dates as soon as available. Agenda item for January 2019 meeting.</b></p>
964	<p><b>Environmental Maintenance Grant</b></p> <p><b>Resolved: to obtain quotation for work (clearing ditches, cleaning signs. Decision to be made subject to budget for 2019/20 as match funding will apply.</b></p>
965	<p><b>Road Safety issues - Speeding along Hengoed Road and School Lane.</b></p> <p>Cllr Macey reported possible traffic calming measures and measures taken in other parishes.  <b>Resolved: Cllr Macey to obtain further information and feedback from other parishes in effectiveness.</b></p>
966	<p><b>Roundabout Update</b></p> <p><b>Resolved: Next edition to be printed for distribution at January meeting</b></p>
967	<p><b>Staffing: In line with new staff requirements.</b></p> <p><b>Resolved: Purchase of two mobile phones and subscription to VoIP number with local code</b></p> <p>Purchase of cross-cut shredder for Clerk was agreed in principle, subject to budget.</p>
968	<p><b>Correspondence:</b></p> <p>Notification of various local events had been received.</p>
969	<p><b>Future Agenda Items</b></p> <p>Councillors' opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. <b>Councillors are respectfully reminded that this is not an opportunity for debate or decision making.</b></p> <p><b>Proposal for Burial Committee to be set-up to support the role of the Cemeteries Officer to be added to January 2019 agenda.</b></p>
970	<p><b>Date of next meeting - Wednesday 9 January 2019, 7pm at Gobowen Pavilion.</b></p>

Meeting closed at 20:45