

# Selattyn and Gobowen Parish Council

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## Minutes of the Planning Committee held on 10 August 2022 at Gobowen Pavilion, commencing at 7:00pm

**In the Chair:** Cllr Ellis  
**Present:** Cllr Broom, Cllr Dyke, Cllr Evans, Cllr Lander, Cllr Lloyd  
**In attendance:** Mrs B Laraway, Parish Clerk & RFO  
**Apologies:** Cllr Emery  
**Absent:** Cllr Morgan

### ***P/9 To receive and approve apologies and reasons for absence***

**RESOLVED:** Apologies for absence from Cllr Emery were received and approved.

### ***P/10 Disclosable Pecuniary Interests***

- a. No disclosable pecuniary interests were declared
- b. There were no applications for dispensation

### ***P/11 Public Participation session***

There were no members of the public present.

### ***P/12 Planning Applications for consideration.***

- a. **Reference:** 22/03302/FUL (validated 27.07.22)

**Address:** 12 Perry View, Rhewl, Gobowen, SY10 7UF

**Proposal:** Convert existing garage into habitable accommodation

**View online:** [12 Perry View planning application](#)

**RESOLVED:** To make NO COMMENT

- b. **Reference:** 22/03427/OHL (validated 25.07.22)

**Address:** Overhead line from north of Craignant to West of A5 at Daywall

**Proposal:** To rebuild the existing 11KV single circuit overhead line along the route approximately shown by a red line on the attached plan. The pole to support this line will be single or 'H' type poles with supporting stays where required. The 'H' poles and stays are used generally to support changes in the direction of the overhead line. The existing overhead line will be dismantled and removed during the construction and completion of the new line. This is shown as a green line on or in very close proximity to the proposed new line. The proposed overhead line replaces the existing overhead line and is built on or in close proximity to the existing line where practicably possible in order to reduce the visual impact and any tree cutting.

**View online:** [Overhead line planning application](#)

**RESOLVED:** To make NO COMMENT

- c. **Reference:** 22/03460/FUL (validated 02.08.22)

**Address:** No 3 Oakhurst Cottages, Oakhurst Road, Oswestry, SY10 7BY

**Proposal:** Re-opening of previously closed of vehicular access (re-submission). See [21/04443](#) for original application.

**View online:** [3 Oakhurst Cottages planning application \(re-submission\)](#)

**RESOLVED:** To make NO COMMENT

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d. **Reference:** 22/03431/FUL (validated 26.07.22)

**Address:** Blake House (formerly Bella Vista), Glyn Road, Selattyn, SY10 7DR

**Proposal:** Erection of a single storey raised dwelling following demolition of existing two storey dwelling and garage; relocation of entrance driveway and vehicular access.

**View online:** [Blake House planning application](#)

**RESOLVED:** To make NO COMMENT

## ***P/13 Planning Decisions to note***

a. **Reference:** 22/02262/FUL (validated 26.05.22)

**Address:** Southgate Barn, Gyrn Road, Selattyn, SY10 7DL

**Proposal:** Extension of existing single storey lean-to to form bedroom & shower room

**Decision:** Grant Permission

**RESOLVED:** To note.

## ***P/14 Responses to planning consultations***

- a. **To consider and agree** a reference list of parish and material considerations to be taken into account when responding to planning application consultations.

**RESOLVED:** To add the following to the list of subjects to consider:

- Orientation of houses to maximise solar gain and reduce energy consumption (para 10.8 Supplementary planning document)
- Flood risk (e.g. impact of A5 culvert)
- Provision of adequate services – e.g. broadband infrastructure.
- Adequate parking spaces / highway width
- Pedestrian access from developments to the village.
- Provision of recreation land (at least 2000m<sup>2</sup>) for any developments in excess of 20 houses.
- Any provision of non-mains sewerage systems to include planning and forethought for future expansion of any system

- b. **To consider** ways in which the Parish Council can influence local development to be sustainable 'green' development.

**RESOLVED:** To recommend to Full Council that the Council or Planning Committee review the Place plan and update accordingly.

**RESOLVED:** To invite the Place Plan officer to talk to the Planning Committee.

## ***P/15 Shared services and associated management fees - new planning applications (delegated to Planning Committee from 8 June Council meeting)***

**To consider and agree** any action that the Parish Council can take (when responding to planning applications) to mitigate against potential future issues for residents of new housing developments in respect of ongoing management of shared facilities including sewerage plants, green space, and section 106 agreements.

**RESOLVED:** Clerk to circulate planning applications to Planning Committee members (when then are received) for review with the aim of identifying these types of potential

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issues and asking for more information before the application is considered by Full Council.

## ***P/16 Consultation on changes to planning conditions***

**To consider** requesting that Shropshire Council consults Selattyn and Gobowen Parish Council on all planning applications including minor variations and S73 applications. (Recent advice from SALC states that Parish Councils are not statutory consultees in these cases and that a Parish Council must request to be consulted)

**RESOLVED:** To request that Shropshire Council consults the Parish Council on all planning applications.

## ***P/17 Neighbourhood Plan***

**To discuss** and make recommendations to Full Council regarding the development of a Neighbourhood Plan as part of the Council's Strategic business plan.

**RESOLVED:** To find out if neighbouring Parish Councils are considering a neighbourhood plan.

**RESOLVED:** To recommend to Full Council that a Neighbourhood Plan is included in the Council's Strategic Plan and that the following short-term actions are taken:

- To invite an expert to talk to the Parish Council about the Neighbourhood planning process to ensure that all Councillors have a good understanding of what is required. Options are face to face v zoom.
- To follow this up with a talk by an expert to the wider parish community to gauge interest / support.

Meeting closed 9:00pm