

Selattyn and Gobowen Parish Council

Minutes of the Planning Committee held on 9th August 2023 at Gobowen Pavilion

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

P/28 To receive apologies and reasons for absence

RESOLVED: Apologies and reasons for absence were received from Cllr Morgan.

P/29 Disclosable Pecuniary Interests

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

P/30 Public Participation session

There were no members of the public present.

P/31 Tree Preservation Order consultation

RESOLVED: Not to submit any comments.

P/32 Planning applications for consideration

a. **Reference:** [23/03081/FUL](#)

Address: The Old Bakery, Old St Martins Road, Gobowen, SY11 3JY

Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for the change of use of existing office to dwelling including kitchen fitting and new window and formation of shower room

RESOLVED: To make a neutral representation with the following comments:

- The Council consider it regrettable that this is a retrospective application for a fairly simple change and it would have been preferable for the correct procedure to have been followed.

b. **Reference:** [23/03250/FUL](#)

Address: Henlle Hall, Preeshenlle Lane, Gobowen, SY10 7AX

Proposal: Erection of Kiosk for reception in connection with holiday complex.

RESOLVED: To OBJECT with the following comments:

- There is no wheelchair access to the proposed kiosk. The Council is therefore concerned that the proposed kiosk wouldn't comply with equality legislation.
- Concern regarding over-development of the site
- Concern regarding the provisions for an adequate and appropriate sewage treatment system for this property and the entire site.

c. **Reference:** [23/03251/LBC](#)

Address: Henlle Hall, Preeshenlle Lane, Gobowen, SY10 7AX

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Proposal: Erection of kiosk for reception in connection with holiday complex.

RESOLVED: To OBJECT with the following comments:

- There is no wheelchair access to the proposed kiosk. The Council is therefore concerned that the proposed kiosk wouldn't comply with equality legislation.
- Concern regarding over-development of the site. An additional building of any size or function will detract from the heritage character of the Grade II listed building.
- Concern regarding the provisions for an adequate and appropriate sewage treatment system for this property and the entire site.

P/33 Planning application [23/02548/FUL](#) Correspondence – to consider

RESOLVED: To submit a further Objection with the following comments:

- Insufficient space on the proposed shared drive for adequate parking for 4 cars (2 per property) and provision of turning circles for each property. Cars will have to reverse out on to the highway. The property is on a dangerous corner and visibility from the driveway is often affected by parked cars.
- The Parish Council disagrees with the statement made by the agent regarding the speed of traffic in the area. Local knowledge and experience is that vehicles regularly exceed the 30mph speed limit in the area so the standard minimum visibility splays should be required.
- The scale of the proposed new building is overly large in relation to the existing building on the site. Planning applications for other properties on this road have been turned down for this reason previously and policy should be consistently applied.
- There is an overhead power cable over the site of the proposed new building. This supplies the next door property. The submitted documents provide no details about this power cable or any proposed solution to its location.
- The boundary line is placed incorrectly on the drawings which show that it is the mid-line of the hedge. The correct location of the boundary inside the hedge line; the hedge is fully within the boundary of the next door property.
- The proposed solution for the collection of surface water on the site is a proposed cause for concern. There is insufficient detail regarding the proposed size and location of the soakaways and there is concern that the site is not large enough to accommodate sufficiently sized soakaways and adhere to the building regulations concerning soakaway location. Local knowledge is that there can be considerable run-off on to the site from the land at the rear so surface water is a considerable issue.

Meeting closed 7:39pm