

Selattyn and Gobowen Parish Council

Minutes of the Extraordinary meeting of the Planning Committee held on 21st June 2023 at Gobowen Pavilion

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

P/23 To receive apologies and reasons for absence

RESOLVED: Apologies and reasons for absence were received from Cllr Emery, Cllr Evans, Cllr Lander and Cllr Morgan.

P/24 Disclosable Pecuniary Interests

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

P/25 Public Participation session

There were no members of the public present.

P/26 To receive update report

A written report was circulated in advance of the meeting. ([Appendix A](#))

Cllr Ellis gave a verbal report on a Place Plan review meeting that he and the Clerk had attended at Oswestry Town Council's offices earlier in the week.

P/27 Oswestry Area Place plan – to make recommendations to Full Council

- a. To review the details of the existing key infrastructure projects in the Oswestry Area place plan and identify any errors or omissions of key information from those projects.

RESOLVED: To make no recommendations regarding errors or omissions of key information in relation to the existing infrastructure projects in the revised Place Plan.

- b. To consider and agree any future local and parish priorities to be included in the place plan.

RESOLVED: To recommend that the Parish Council request that the Wat's Meadow play equipment and any other outstanding S106 obligations for the site are added to the revised Place Plan.

RESOLVED: To recommend that the Parish Council request that Shropshire Council re-instate the 6 non-Parish Council priorities that have been removed from the revised Place Plan as they are still considered key infrastructure for this Parish and the wider Place Plan area. See [Appendix B](#) for the list of priorities.

RESOLVED: To recommend that the Parish Council re-submit 23 local and parish priorities to be included in the revised Place Plan. See [Appendix C](#) for the list of priorities

RESOLVED: To recommend that 7 parish priorities are discussed and developed by the Parish Council in detail at a future date and submitted to the revised place plan at that time if considered appropriate. See [Appendix D](#) for the list of priorities.

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Appendix A

Update report

Shropshire Council has carried out a review of the Place Plans, both in terms of content and format. The information is now accessible on a new Shropshire Council website (currently in development) rather than as downloadable documents.

In carrying out the review, Shropshire Council has removed the vast majority of local / town / parish projects from the Place Plan and is now requesting Town and Parish Councils to reconsider their infrastructure needs and priorities.

The briefing document to Clerks reads:

“We are now asking you to consider your future local priorities and, where appropriate, to provide us with information about what other deliverable infrastructure projects you wish to see included in the Place Plan for your area. In considering what additional local projects you wish to propose, please note that this should ideally be supported by local evidence of need. At this stage we anticipate the majority of these additional projects would be funded via your precept, your CIL Neighbourhood Fund or other grant funding, although we would of course welcome your views on this as part of your response”

Projects from the old plans can be re-submitted for the new plans, as well as new projects.

Submitted projects will be reviewed by the Place Plan Officer and may come back for additional information and, if necessary, speak to other Shropshire Council departments in considering whether the project is appropriate for inclusion on the Place Plan.

Place plans are an ongoing process so new projects can be submitted for consideration at any time. However, the plans will be formally agreed in the autumn by Cabinet.

The deadline for submitting projects and feedback for this review is Monday 7th August 2023.

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Appendix B

Non-Parish Council priorities that have been removed from the revised Place Plan. The Planning committee recommends that the Parish Council request that Shropshire Council re-instate these priorities in the revised place plan as they are still considered key infrastructure for this Parish and the wider Place Plan area

Page No.	Project	Estimated Cost	Potential Funding Sources	Partners	Notes
12	Flood risk management infrastructure (Gobowen)	To be confirmed	Flood Defence, Grant in Aid, CIL	Shropshire Council, Environment Agency	An infrastructure scheme is included in the Environment Agency's next 6-year programme (2021 onwards) to protect around 60 properties at risk of flooding but requires assessment for cost/benefit and partnership funding for delivery. Proposals for a Whittington pipeline project will require further data to develop the cost benefit case for the scheme
13	Upgrade Mile Oak Wastewater Treatment Works – currently no hydraulic capacity at the works, although given sufficient notice, no problems are envisaged with providing the necessary capacity to support new development	Not Known	Severn Trent water, developers	Severn Trent Water, developers	Severn Trent Water https://www.stwater.co.uk is currently gathering details about the potential to reduce infiltration in the catchment area. Severn Trent Water has an obligation to upgrade the works by December 2024 for quality purposes, which will consider future growth and provide capacity if necessary.
13	Hydraulic modelling of the wastewater network is required to assess whether there is capacity within the network to meet future development needs. The DS pumping station will need to be assessed for capacity as part of any future planning applications.	Not known	Potential developers would be expected to fund investigations during pre-planning stages	Developers, Welsh Water	The findings of the Hydraulic Modelling Assessment would inform the extent of any necessary sewerage upgrades which can be requisitioned through the provisions of the Water Industry Act 1991 (as amended). Park Hall is an area specifically noted by Whittington Parish Council for drainage and sewerage issues, particularly in light of possible development. Shropshire Council is commissioning a Water Cycle Study for Shropshire, which will assess the capacity of the wastewater network to accommodate development

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Page No.	Project	Estimated Cost	Potential Funding Sources	Partners	Notes
16	Sewerage network capacity – hydraulic modelling of the network to assess cumulative impacts of new development and to assess whether there is capacity within the network to meet development needs (Oswestry Town) (St Martins) (Selattyn & Gobowen)	Not known	Developers, Severn Trent Water	Developers, Severn Trent Water	Severn Trent Water is currently assessing the impact of the preferred sites in the latest consultation document on water provision, sewerage conveyance and treatment. Parish council noted Hengoed is not on the mains sewerage
16	Shropshire Fire and Rescue Service has identified the need for all new domestic development to be sprinklered owing to known water supply issues in the area (Llanyblodwel) (Llanymynech and Pant) (Selattyn and Gobowen) (St Martins)	Not known	Developers, Shropshire Fire and Rescue Service	Developers, Shropshire Fire and Rescue Service	To be actioned as development comes forward.
21	Creation and enhancement of a safe pedestrian / cycling network between villages of Gobowen, St Martins, and Weston Rhyn. To include routes to cross A5, routes between primary and secondary schools, Station and to canal network. Investigate utilising towpaths and opening the old mineral railway between Rhosweil and St Martins (Selattyn & Gobowen) (Weston Rhyn) (St Martins)	Not known	Shropshire Council, Canal and River Trust	Shropshire Council, Highways, Canal and River Trust, Sustrans, Pontcysyllte Management Committee, Wrexham Borough Council, Chirk Town Council.	Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.

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Appendix C

Local and Parish priorities identified in 2019-20 Place Plan to be submitted by the Parish Council for inclusion in the revised Place Plan.

Page No.	Project	Notes
23 & 24	Footpath access from WATs Meadow to the village centre via a direct pedestrian corridor.	Possible improvements to black bridge infrastructure or pedestrian bridge needed with wheelchair and pushchair access.
23 & 24	Development of the Pavilion	
23 & 24	Provision of Play area in Hengoed with the next housing development.	
23 & 24	Provision of Play area in Selattyn with the next housing development.	
27	Extension of Hengoed Cemetery (estimate 20 years before capacity is reached)	Re-word project to read 'provision of burial land' rather than extension to Hengoed Cemetery. This widens the location of land that can be considered.
27	Additional parking area for Hengoed Cemetery utilising the verge area opposite.	Split from the Extension of Hengoed Cemetery project to create independent project. Required to improve highway safety.
32	Facilitation of ICT / broadband technologies.	Re-word this project to specify broadband and mobile infrastructure serving the whole parish.
32	Establish Electric vehicle charging points to reflect Government shift to electric vehicles	
37	Cycle path from Gobowen Road to Cemetery crossroads at Hengoed	
39 & 40	Various improvements to local highways and Transport: <ul style="list-style-type: none"> • tackle issues with speeding vehicles and overtaking from the crossing to the top of Rhewl Bank at St Martins Road, • deal with speeding and danger to pedestrians in the 30mph area on approach to crossroads at Chirk Road, • impose 30mph limit for whole of Twmpath Lane; 	

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Page No.	Project	Notes
	<ul style="list-style-type: none">• pavement at B5069 road from Old Port to Orthopaedic Roundabout - footpath widening;• traffic calming on Fernhill Lane• speeding mitigation at Pentre Daffydd Crossroads, Upper Hengoed, and Selattyn School; (re-word to take into account the need for junction improvements for better visibility in Selattyn and Hengoed directions).• road safety improvements to the road junction at B5009 and A5;• footbridge across the railway line to provide access for pedestrians;• improvements to public transport provision (including improvements public transport services to the station before 7am;• improvements in services to the rural areas and Marches School; and joined up bus and train times);• traffic free route between Gobowen and Oswestry;• additional car parking in Selattyn;• cycle route to Oswestry from Gobowen and Gobowen to St Martins;• safe walking and cycling to Park Hall as facilities there are expanded	

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Appendix D

To be reviewed by the Parish Council as possible parish priorities for future submission

Page No.	Project	Notes
23 & 24	Provision and maintenance of facilities and equipment for sport, recreation and leisure including: <ul style="list-style-type: none">• Provision of a designated sports field• Additional open spaces / common land for informal recreation in Gobowen• Develop a skate park	
31	Creation of hub for small businesses through the provision of small office units, potentially linked to Gobowen library and hub.	
39 & 40	Various improvements to local highways and Transport: <ul style="list-style-type: none">• additional pedestrian crossing in Gobowen;• map of diversionary routes for vehicles to reduce through traffic;• support Walking Routes for Schools Initiative;	