

SELATTYN and GOBOWEN PARISH COUNCIL

Minutes of the Council Meeting held on 13th February 2008 at the Pavilion St. Martins Road, Gobowen, commencing at 7.00pm

In the Chair – Councillor Ron Jones

Present:

Councillors: I. W. Bennett, Rev D. Cassidy, P. Clare, Mrs S. R. Crow,
Mrs P. A. Evans, L. Hearne, R. T. Jones, T. R. Kirk, D. Lloyd MBE, and J. Thorpe.

1) Public Participation:

Miss Linda Hughes, a resident of Gobowen, spoke strongly in opposition of a Planning Application that was due to be discussed by Members later in the Meeting. The proposed development to build between 10 & 12 new dwellings on land adjoining her property which she considered would be to the detriment of her own property. She expressed, clearly, the reasons for her objections and asked Members of the Council to support her objections.

The Chairman thanked Miss Hughes as she left the Meeting.

2) Apologies

J. R. Bowyer (Illness), P. Cherrington (Holiday) and Mrs E. Morgan (Holiday)

3) Declaration of Interest

Councillor D Lloyd expressed a personal interest in items 10 c & d. The applicants were relatives of his. Councillor Lloyd agreed to leave the room and take no part in the discussion of these items.

4) Minutes of the Meeting held on 9th January 2008

The minutes of the Meeting held on 9th January 2008 were approved and signed.

5) Matters Arising from the Minutes

a) Progress Report

i. MUGA

Councillor Sue Crow informed Members that the MUGA should be in place by the end of June and that consultations would need to take place sometime during the week of the 22 - 29th March. Members agreed to begin consultations on Saturday 29th March. The Pavilion will be open from 10am until 1pm. The Clerk is to publicise the event in the Local Press and via the Parish Notice Boards. The launch of the new MUGA is due to take place on the 30th June 2008.

ii. Parish Plan Consideration

Former Clerk, John Ward, confirmed that copies of the Parish Plan are expected to be ready for Members by March. It was agreed to hold a meeting between the Parish Council and the Parish Plan Steering Group on Wednesday 5th March in the Pavilion to consider the Plan, the Meeting will commence at 7pm.

iii. Flooding - Site Meeting with Oswestry Borough Council

Members considered the recent flood reducing measures that had taken place in the most problematic areas and agreed it would serve no purpose to pursue a site meeting at the present time as hopefully the measures taken may have solved the problem.

iv. Disability Access – Carry out risk assessment

No progress to report

v. Business use of garages - Borough Council

Members considered the amount of rent paid by garage owners, some of which are using their garages as business outlets. Councillor Ron Jones is to make enquiries as to whether business rates should be applied to the garages concerned.

vi. Establish Allotment Site

This item was to be discussed in full on the Agenda as the next item.

6) Allotments Update –

The Clerk updated Members on the Allotments progress – The Clerk had written and spoken to Oswestry Borough Council on the matter of the allotments area which had been previously known to be used in Gobowen. The Borough Council had been sent copies of the residents letters received and a copy of the map showing access to the Allotments Area. OBC had explained that these areas had been leased out previously but the use had been termed “for gardening purposes land” not for use as “Allotments land”. The difference in terms allowed OBC to change the use of the land to meet the Councils Agenda. Affordable Housing is a priority for the Council at this time, therefore that is what the land shall be used to provide.

The Clerk had been informed that the only other piece of land that is owned by OBC in Gobowen is considered unsuitable for Allotments land as it floods badly. OBC suggested the Parish Council compulsory purchase a piece of land to provide Allotment Gardens for the residents of the Parish. Councillor Les Hearne proposed that the Parish Council press OBC further on the matter, however it was agreed that as the Parish Council had done all it could to reinstate the Allotment Gardens on that particular area of ground and thought it may prove more effective to invite Mr Dave Jones from OBC to attend a meeting of the Parish Council to explain the procedures, costs and legalities which would then assist the Parish Council in the Compulsory Purchase of a piece of land considered suitable for Allotment use. The clerk is to write to Dave Jones.

b) Fun Day – Time Confirmation/Date for next meeting

It was agreed that the Fun Day this year should commence at 2pm and conclude at 6pm.

Members of the Fun Day Committee shall meet on Monday 25th February at the Pavilion at 10am to discuss the days Agenda.

c) 30mph Speed Signs

The Clerk informed Members that the 30mph speed signs have now been moved from Gobowen closer to Oswestry following completion of the road surfacing works.

d) CSO use of the Pavilion

The Clerk explained to the Council that the CSO had now been provided with a set of keys for the Pavilion, therefore it is anticipated that the CSO will begin to use the Pavilion very soon.

e) Section 106 Agreements

The Clerk informed Members that a letter had been sent to Oswestry Borough Council regarding the S106 monies for Gobowen and was told that there was no S106 money left although more would be received upon completion of the Wats Meadow Development. Members requested that Oswestry Borough Council provide some information on Section 106 Monies and how the scheme works. Members also wanted to know what the previous money was spent on. The Clerk is to write to Oswestry Borough Council requesting this information.

7) Financial Matters

a) Outstanding Payments

	£Net	£ VAT	£Gross
2896 Veolia- Cemetery waste (Dec)	21.70	3.80	25.50
2897 Veolia - Cemetery waste (Jan)	16.90	2.96	19.86
2898 V&W Electrics Ltd			
- Maintenance Agreement	239.83		
- Repairs outside agreement	247.30		
- <u>Total</u>	<u>487.13</u>	<u>85.25</u>	<u>572.38</u>
2899 Sodexo – Grounds Maintenance	332.04	58.11	390.15
2900 Daren Brewer (January)			
- Hengoed Cemetery	140.00	Nil	
- Selattyn	45.00	Nil	
-Roundabout	20.00	Nil	
- <u>Pavilion Damage</u>	<u>50.00</u>	<u>Nil</u>	<u>255.00</u>
2901 Inland Revenue – Tax and NI	270.35	Nil	270.35
2902 SALC – Training Fees (4)	68.00	Nil	68.00
2903 Mrs Hodge – February Salary	130.02	Nil	130.02
2904 Clerk – February Salary	532.39	Nil	532.39
2905 RFO/Cemetery – February Salary	151.02	Nil	151.02
2906 Bus Shelters Ltd – New Bus Shelters (2)	3886.34	680.10	4566.44
2907 Severn Trent Water – Pavilion water	414.97	Nil	414.97

b) Income since the last meeting

Hengoed Cemetery charges	47.00
Credit from BT for old Parish Line	12.34

The RFO briefed Members on the items included on the finance report and added that upon completion of the MUGA it would be worth while having the contract re-assessed by Sodexo as the workload involved in maintaining the Playing Field should be reduced. Councillor Ian Bennett proposed to accept the finance reports, this was seconded by Councillor Ron Jones.

8) Police Report – PC Simon Clarke

PC Clerk reported on the recent crime in the village and informed the Council that the spray paint cans thought to have been used in the recent Pavilion graffiti attack are being examined for finger prints.

9) County Councillor’s Report - Cllr. T Davies

Councillor Trevor Davies updated Members on The Footpath Rights of Way Survey. The survey had begun in 1984 and although not all areas had yet been completed the survey has now had to stop due to the volume of work that arose from the survey. However provided that at least 6 people have walked a path in the last 10 years and report this, it is their intention to respond to all reports received. Councillor Tim Kirk asked County Councillor Davies for an update on the Schools Closure situation. Councillor Davies confirmed that the closure of certain schools to include Selattyn School has now

been put on hold for the time being although the amalgamations of certain schools are to go ahead. Several Meetings were to take place later that week which would result in a clearer understanding of the situation.

10) Borough Councillors' Reports

Councillor David Lloyd updated Members on several items which included - that support had been shown for dial a ride disabled users, changes are to be made to off street parking in the area, confirmation had been received of the 0% rise in Council Tax for the area, the Annual Health & Safety Report had been presented to full Council and accepted that week; Councillor D Lloyd had been most pleased to see that Fire Safety was not getting lost during this time of change. The Tourism Strategy Report had also been accepted, it was hoped to gather a forum, to include the Parish Councils, to look at tourism within the area.

Sue Crow asked Councillor D Lloyd why Oswestry Borough Council Chamber is being refurbished with the plans for Unitary now going ahead.

Councillor Lloyd explained that there had been the need to improve the disabled access to the Chamber and this is now being incorporated with the alterations taking place within the Council buildings.

The Chairman thanked Councillor Lloyd for his report.

11) Planning Applications for Consideration

a) 08/15398FUL –

Members strongly objected to this application on the grounds that the development would not comply with certain sections of the Local Plan - policy H4 in particularly paragraphs 1 and 3. The Parish Council considered that the development would be completely out of character with the surrounding area and would fall outside of the building line. Members felt that there did not appear to be sufficient car parking spaces and that if the development were to go ahead it would have a detrimental effect on at least one adjoining property.

The development plan showed the site would be built so far forward that it would block out light from the adjoining property "Broadway" on By Pass Road, Gobowen. All traffic leading to the new properties would have to approach, passing the occupiers window. Some of the new properties would back directly onto the garden of "Broadway" therefore reducing the privacy and limiting the use of the resident's garden. There would also be an increase in noise due to the extra traffic and the visitor's car parking spaces would be directly underneath the adjoining property's window.

b) **08/15385/FUL** - No Objections

c) **08/15368/FUL** – No Objections

d) **08/15369/LBC** – No Objections

12) Parish Matters

a) Schools Closure Update

Councillor David Lloyd complemented the most impressive campaign raised in support of Selattyn School. He confirmed that the school had been removed from the closures list and added

that this was due to incorrect figures being collated. Councillor Lloyd welcomed the statement from the Head Teacher maintaining that the school will continue to provide an excellent service and will continue to serve the local community, with the lower part of the school being offered as a venue for the community to hold various events within the school. Councillor Tim Kirk also reiterated this comment and said that the public must approach the school for booking events such as Children's Birthday Parties etc.

b) Pavilion Damage

Sadly there had been a couple of incidents in and around the Pavilion and Play Area in the weeks preceding the meeting; youths had spray painted various surface areas. Darren & Ruth Brewer had done an excellent job in cleaning off as much of the paint as they could but the cost to the public was still a huge concern. The Clerk is to add this item to the April Agenda to allow Members to discuss various ideas in tackling the problem and is also to collate the cost of recent vandalism in the area and include this as an item in the Parish Roundabout.

c) Bus Shelters Update

The Clerk confirmed that the two new bus shelters were now in place. Members reported that one of the shelters had not yet got a service timetable which was causing some confusion to users. The Clerk is to contact the County Council to rectify the matter.

d) Member's Reports

Councillor David Lloyd MBE was very disappointed to have learned that the first train of the day direct from London was not scheduled to stop at Gobowen, Chirk, or Ruabon, although Gobowen Station is the third busiest station on the line. Members agreed that the Clerk should write a strong letter to the service provider reminding them that the direct train was due to be a "Service for Business" With the train not scheduled to stop at any of these stations it will prevent business people coming into the area to do a near full days business.

Councillor Les Hearne enquired on the roundabout works that had been unfinished for some time but was pleased to hear from Councillor Ron Jones that some complications had been encountered but that work has now recommenced at the site. Councillor Hearn also questioned the right for so many caravans to be stored on the area of round by the roundabout. Members agreed and questioned if business rates were being paid for this area of ground.

Councillor Peter Clare referred to the problems experienced by residents of Hengoed due to the septic tanks outflow problems. He produced a photograph showing a pipe running directly into a stream. He was pleased to report, however, that he has outlined the problem to CPRE who have agreed to take up the matter.

Councillor Ann Evans reported the problem faced by a resident of the West Place Estate who had a telephone box outside of their property. Glass from the box was continually getting smashed and was encroaching into their garden. Councillor Evans asked if the telephone box could be recited.

Members agreed that as the telephone company had confirmed that the glass would not be replaced due to the reoccurring vandalism that the problem should now subside.

Councillor Ron Jones asked when the light at West Place, that remains unlit due to constant vandalism, can be relit; no date could be given at that time. Concerns were raised regarding the amounting costs incurred due the vandalism in the area. Members agreed that The Clerk should include a piece in the next edition of the Parish Roundabout.

e) SILO Report

The Clerk had received a donation request letter from SILO; Members agreed to defer this item to the next meeting.

13) Councillor Resignation

The Clerk announced the resignation, from the Parish Council, received from Councillor Sue Healey due to health problems and property relocation.

Members were surprised by the news and requested that the Clerk write a letter of thanks to Councillor Healey for all her efforts whist with the Parish Council.

14) Correspondence

a) Matters Requiring Attention

Agreed Action

Description

i.	Shropshire County Council – Improvements to Local Bus Stops	Received
ii.	Shropshire County Council – Proposed Change to The Speed Limit in Selattyn	Received
iii.	Shropshire County Council – Safer Routes to School-Selattyn Primary	Received
iv.	Oswestry Borough Council – Postal Addresses - Wats Meadow	Noted
v.	Oswestry Borough Council - Meeting with Town & Parish Councils	Clerk to Attend
vi.	Oswestry Town Council – Larger Councils Forum	Clerk to Attend
vii.	SILO Central – Request for Support Letter	Deferred to March Meeting
viii.	Communities & Local Government – Consultation on Orders & Regulations	Received
ix.	Grontmij – Gobowen - Fernhill Lane Sewage Pumping Station	Received
x.	SLCC – Membership Renewal Form	Members Consideration
xi.	NALC – National Conference	Deferred to March Meeting
xii.	NALC – Freedom of Information – Briefing	Received
xiii.	NALC – Draft Freedom of Information & Data Protection	Received
xiv.	NALC – Use of Ordnance Survey Mapping	Received
xv.	SALC – Advisory Conciliation & Arbitration Service	Information
xvi.	Leebotwood & Longnor Parish Council	Information

b) Matters for Information

Description

- i. Oswestry Borough Council - Planning Permission (4)
 - a) 19 Rhewl Lane, Rhewl, Gobowen
 - b) Pentre Grange, Selattyn
 - c) Bod Siriol, By Pass Road, Gobowen
 - d) Lion Quays, Gledrid, Weston Rhyn
- ii. The Playing Fields Association – Newsletter 07/08
- iii. Shropshire Landscapes – Spring 08
- iv. Severn Dee News – January 2008
- v. Speaking Out - LGA Magazine
- vi. Shropshire Union Canal Society – February 2008
- vii. Oswestry District Branch CPRE – Programme 2008
- viii. Public Transport News – February 2008

15) Date and Time of the next meeting - 12th March 2008 commencing at 7.00pm