MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON TUESDAY, 25 APRIL 2017

MEMBERS

Councillor M G Morris, Chair
Councillor Mike Edwards, Vice-Chair

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<th>Councillor</th>
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<td>Andrew Bailey</td>
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<td>I David Bithell, MBE</td>
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<td>Terry Boland</td>
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<td>Bernie McCann</td>
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*Absent

Also Present – Councillors R J Dutton OBE, R Alun Jenkins, Hugh Jones and David Kelly

91 APologies FOR ABsence

Apologies for absence were submitted on behalf of Councillors Keith Gregory, G W Griffiths, Kevin Hughes, John C Phillips and Andy Williams.

92 CONFIRMATION OF MINUTES

The Minutes of the meetings held on 3 April 2017 and 13 April 2017 were submitted.

RESOLVED – That the Minutes of the meetings held on 3 April 2017 and 13 April 2017 be approved as a correct record.

93 ERECTION OF ADDITIONAL AGRICULTURAL POULTRY BARN BUILDING FOR BARN EGG PRODUCTION (TO HOUSE 15,700 BIRDS) INCLUDING LINK TO EXISTING BUILDING AND 2 FEED SILOS AT TALWRN FARM, TALWRN ROAD, LEGACY, WREXHAM (APPLICATION CODE NO. P/2017/0053)

The Head of Environment and Planning submitted a report (HEP/27/17 pages 33 – 41) together with a further Addendum report in respect of the above-mentioned application.

Mr Ian Pick (representing applicant) spoke in support of the application

One of the Local Members (Councillor Paul Pemberton) requested that consideration of the application be deferred until a full egg laying cycle of the existing unit has been carried out and a report prepared. In his opinion, this would take into account peak periods of odour and traffic movements and would provide data to assess the impact of the operation of the unit on residents of nearby communities.
RESOLVED - That consideration of the application be deferred until a full egg laying cycle of the existing unit has been carried out and a report prepared, so that the application could be considered by the Committee on the basis of the fullest information possible.

DEVELOPMENT CONTROL APPLICATIONS

The Head of Environment and Planning submitted a report (HEP/27/17) for Members’ consideration of planning applications and attention was drawn to his addendum report where relevant.

Application Code No. P/2016/0590 – Construction of 6 turkey rearing sheds, utility buildings, associated access roads, fencing, landscaping and drainage works adjacent to Rackery Cottage, Land off Rackery Lane, Llay, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17 together with the further condition contained within the Addendum report.

Application Code No. P/2017/0004 – Demolition of existing garage and erection of detached two-storey dwelling and associated garage at 40 Heol Llewelyn, Coedpoeth, Wrexham.

Stuart Hatherall (agent) was present at the meeting having given notice of his intention to speak in support of the application, but in the event did not do so.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17.

Application Code No. P/2017/0072 – Erection of 5 No. dwellings at Lower Honkley Farm, Stringers Lane, Burton, Rossett, Wrexham.

Mr Bob Dewey (representing applicant) spoke in support of the application.

The Local Member (Councillor Hugh Jones) commented that the proposed development was required to secure additional finances for the repair and renovation of the adjacent Grade II Listed Building to secure its long term future. In his opinion, the scale of the proposed development would not have a detrimental impact on the countryside, green barrier or significantly increase traffic movement at this location. He suggested that it would be beneficial for Members of the Committee to view the application site prior to determination of the application by the Committee.
After hearing the views of Members it was

RESOLVED – That permission be REFUSED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17 together with the further reasons for refusal contained within the Addendum report.

Application Code No. P/2017/0123 – Erection of 2 No. two-storey detached dwellings and construction of new vehicular and pedestrian access on land off Maes Mawr Road, Garth, Trevor, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17 together with the amended conditions and the additional conditions contained within the Addendum report.

Application Code No. P/2017/0165 – Extensions and upgrading of facilities and buildings including: roof alteration on extension despatch storage, store and crate storage extensions to lairage building, new despatch bay, installation of additional plant – chemical scrubber, gas tank, 3 No. water tanks and 2 No. storage tanks at Maelor Poultry, Pickhill Lane, Cross Lanes, Wrexham.

The Planning Control Manager drew Members’ attention to the recommendation contained within the Addendum report.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17.

Application Code No. P/2017/0174 – Application for variation of Condition No. 1 imposed under Planning Permission P/2012/0332 to allow an extension of time of 2 years before commencement of development (that the development be commenced before 30 July 2019) at the Old Gospel Hall, Church Street, Rhosllanerchrugog, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17.

Application Code No. P/2017/0203 – Removal of Condition No.3 of Planning Permission Code No. P/2005/0714 to allow use as permanent dwelling at Stable Cottage, Hill Farm, Station Road, Overton, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17.
Application Code No. P/2017/0209 – Two-storey extension and formation of new vehicular access and laying of driveway at Cheshire Cheese, Overton Road, Penley, Wrexham.

Mr Stuart Thomas (representing agent) spoke in support of the application

RESOLVED – That permission be REFUSED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17 together with the further reason for refusal contained within the Addendum report.

Application Code No. P/2017/0210 – Erection of agricultural building and formation of new vehicular access and laying of driveway at Cheshire Cheese, Overton Road, Penley, Wrexham.

Mr Stuart Thomas (representing agent) spoke in support of the application

RESOLVED – That permission be REFUSED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/27/17 together with the further reason for refusal contained within the Addendum report.

PLANNING APPEAL DECISIONS

The Head of Environment and Planning and the Head of Corporate and Customer Services submitted a joint report (HEP/40/17) which advised the Committee of the outcome of appeals against decisions of the Council (May 2016 - April 2017).

The Chair commented that the report did not include reasons for the various Planning Inspectors decisions as these would form part of a training session for Members of the Planning Committee following the Local Government elections in May 2017.

It was noted that some of the successful planning appeals had arisen from Planning Committee decisions that had been taken contrary to the Officer recommendation. The procedure used by the Planning Department to defend appeals for refusal of planning applications originally recommended by officers for grant was discussed.

RESOLVED – That the report be noted.

Councillor M G Morris
Chair