

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD IN COUNCIL CHAMBER, GUILDHALL, WREXHAM (FOLLOWING SITE  
VISITS) ON FRIDAY, 16 MARCH 2018**

**MEMBERS**

Councillor M G Morris, Chair  
Councillor \* Marc Jones, Vice-Chair

Councillor	I David Bithell, MBE	Councillor	* John Phillips
"	Michael Dixon	"	* Ronnie Prince
"	Frank Hemmings	"	* John Pritchard
"	Adrienne Jeorrett	"	Paul Roberts
"	Paul Jones	"	Graham Rogers
"	David Maddocks	"	Paul Rogers
"	* Tina Mannering	"	* Robert Walsh
"	* John McCusker	"	* Andy Williams
"	Paul Pemberton	"	* Derek Wright

\*Absent

**72 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Marc Jones, Tina Mannering, John McCusker, John Phillips, Ronnie Prince, John Pritchard, Robert Walsh, Andy Williams and Derek Wright.

**73 DECLARATIONS OF PERSONAL INTERESTS, IF ANY**

Members were reminded of their responsibility, under paragraph 11 of the Members' Code of Conduct, to declare any interests in relation to any business to be transacted at this meeting. The following declaration was made:

Agenda Item 4 – Site Inspection A

Councillor Adrienne Jeorrett – Personal and Prejudicial – Application Code No. P/2017/1034, the objector being known to her as the landlord of her place of work and she has to liaise with him on building matters. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

**74 SITE A: APPLICATION CODE NO. P/2017/1043 - ERECTION OF DOUBLE GARAGE AT DISUSED SHIPPON, OFF VILLAGE WALKS, MARFORD, WREXHAM.**

(Members declarations of interest in relation to this application are set out in Minute No.73 above).

The Head of Environment and Planning submitted a report in respect of the above-mentioned application and the Planning Control Manager explained the proposal to Members of the Committee. Members also viewed the application site from the garden of the neighbouring residential property.

During consideration of the application, several Members commented upon the scale and siting of the garage and that the parking provision in front of the garage door was of insufficient depth to allow for a vehicle to park on site without overhanging the adjoining highway. In their opinion, the proposed development would have a detrimental impact upon the amenity of the occupiers of the neighbouring property and on highway safety at this location and for these reasons they suggested that permission be refused.

After hearing the views of Members it was

**RESOLVED – That permission be REFUSED**

Reasons

1. The proposed driveway to the front of the garage door is of insufficient depth and would result in a parked vehicle overhanging the adjoining highway prejudicial to pedestrian movement along the footpath. To allow the proposed development would be contrary to Policy GDP1 (d) of the adopted Wrexham Unitary Development Plan.
2. The proposed garage by virtue of its siting and scale would have a visually overbearing impact upon the neighbouring dwelling Oakdale House, detrimental to their visual amenity. To allow the proposed development would be contrary to Policy GDP1 (a) of the adopted Wrexham Unitary Development Plan.

75

**SITE B: APPLICATION CODE NO. P/2018/0022 - ERECTION OF 4 NO. DWELLINGS WITH SUPPORT FACILITIES (SUPPORTED HOUSING SCHEME) AND CONSTRUCTION OF NEW ACCESS ON LAND ADJACENT TO 4 ELEVENTH AVENUE, LLAY, WREXHAM.**

Councillor Bryan Apsley (one of the Local Members) was present on site but did not attend the meeting at the Guildhall).

The Head of Environment and Planning submitted a report in respect of the above-mentioned application and the Planning Control Manager explained the proposal to Members of the Committee. At the site visit, the Local Member asked Members to consider the relationship and potential impact of the proposed development, by virtue of its siting and scale, on neighbouring residential properties.

During consideration of the application it was suggested that, if Members were minded to grant permission, in order to protect the occupiers of nearby residential properties, a further condition be included to provide for any window or opening in the elevation facing west towards No.4 Eleventh Avenue to be glazed or re-glazed using obscure glass and permanently retained closed. This was agreed by the Committee.

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/03/18 with the following addition thereto:**

Add Condition

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the elevation facing west towards No.4 Eleventh Avenue shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.  
Reason: To protect the amenities of the occupiers of nearby properties.

76

**SITE C: APPLICATION CODE NO. P/2017/0967 - ERECTION OF 2 NO. DETACHED DWELLINGS WITH ASSOCIATED GARAGES AND PARKING ON LAND SOUTH OF NANT COTTAGE, LOWER ROAD, COEDPOETH, WREXHAM.**

The Head of Environment and Planning submitted a report in respect of the above-mentioned application and the Planning Control Manager explained the proposal to Members of the Committee.

Members considered the impact of the proposed development on the adjoining highway.

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/03/18**

Councillor M G Morris  
Chair