MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON TUESDAY, 3 APRIL 2018

MEMBERS
Councillor M G Morris, Chair
Councillor Marc Jones, Vice-Chair

Councillor I David Bithell, MBE
Councillor Michael Dixon
Councillor Frank Hemmings
Councillor Adrienne Jeorrett
Councillor David Maddocks
Councillor Tina Mannering
Councillor John McCusker
Councillor Paul Pemberton

*Absent

Also Present – Councillors Sonia Benbow-Jones, T Alan Edwards, Terry Evans, R Alun Jenkins, Beverley Parry-Jones and Phil Wynn

77 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Paul Jones, Ronnie Prince and Derek Wright.

78 CONFIRMATION OF MINUTES

The Minutes of the meetings held on 5 March 2018 and 16 March 2018 were submitted.

RESOLVED – That the Minutes of the meetings held on 5 March 2018 and 16 March 2018 be signed as a correct record.

79 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 declarations were made:

Agenda Item 4 - Development Control Applications

Councillor Adrienne Jeorrett – Personal and Prejudicial – Application Code No. P/2018/0114, having previous knowledge of this case through work. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.
The Head of Environment and Planning submitted a report (HEP/04/18) for Members’ consideration of planning applications and attention was drawn to his Addendum Report where relevant.

Application Code No P/2017/0772 – Outline application for residential development and associated vehicular and pedestrian access on land South of Berse Road, Caego, Wrexham.

The Local Member (Councillor T Alan Edwards) commented that the application site was outside the settlement limit and within a designated Green Barrier. An identical application for residential development at this location had been refused in 2016 as the proposed development would represent an unacceptable incursion into the Green Barrier and would not form a logical extension to the existing settlement. In his opinion, there being no material change in the Council’s planning policy position since that date, this application should also be refused for the same reason as previously stated. The Committee concurred with the views expressed by the Local Member.

RESOLVED – That permission be REFUSED.

Reason

The proposed development lies outside settlement limits and within a designated Green Barrier. The proposed development would represent an unacceptable incursion into the Green Barrier and would not form a logical extension to the existing settlement. To allow the development would therefore be contrary to policies PS1, PS2, H5, EC1 and GDP1 of the adopted Wrexham Unitary Development Plan.

Application Code No. P/2017/1061 – Conversion of outbuilding to residential use (1 dwelling) together with single garage and extension to Graig Wen Farmhouse, Graig Wen Farm, Brymbo Road, Brymbo, Wrexham.

The Planning Control Manager further recommended that, if the Committee was minded to grant permission, to ensure that further development is strictly controlled on site, including potential agricultural buildings, proposed Condition 3 be amended to include all land outlined in red and blue on the submitted plans. 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/04/18 with the following amendment thereto:

Amend Condition 3 to read

In relation to land outlined in red and blue on the submitted plans, 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), no further development shall take place under Classes A, B, C, D, E, or G, of Schedule 2 Part(s) 1, or Class A or B under Part 6, other than the development hereby granted permission.

Reason: The building is located in the open countryside where conversion has been permitted on the basis of its scale and high quality design. The Local Planning Authority considers it important to ensure that further development is strictly controlled. Also, to control potential agricultural buildings which may result in an increase in vehicular movements through the existing site access.

Application Code No. P/2018/0004 – Change of use of land to create extension to existing residential caravan site (4 No. pitches) for the purpose of occupation of the applicant and dependants as identified in Planning Appeal Ref: APP/H6955/A/16/3144761 at former stables B5101, Southsea, Wrexham.

The Local Member (Councillor Beverley Parry-Jones) indicated her objection to the application as the site was outside the settlement limit and within a designated Green Barrier. In her opinion there were no exceptional personal circumstances to mitigate the planning policy objections to the application and she recommended refusal. Also, the extension of the site would have an adverse impact on the character and appearance of the open countryside at this location and would result in an increase in traffic generation onto a sub-standard highway access.

During consideration of the application several Members commented upon the location of the site and suggested that, if the Committee was minded to grant permission, a further Condition be included to restrict the use of the site to Mr Andrew Cash’s family and dependants as specified in the application documentation. 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/04/18 with the following additional Condition thereto:

Add Condition 14
The use hereby permitted shall be restricted to Mr Andrew Cash’s family and dependants as specified in the application documentation. When the premises cease to be occupied by any of the named above the use hereby permitted shall cease and all structures and equipment brought on to the premises in connection with the use shall be removed.

Reason: The use of the land for a Gypsy and Traveller site would not normally be allowed within a Green Barrier.

Mr Graham Leaver (agent) had indicated 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/04/18.

Application Code No. P/2018/0039 – Variation of Condition No. 3 of Planning Permission P/2013/0050 to allow for additional time for commencement of development at Mondray, Francis Road, Moss, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.

Application Code No. P/2018/0056 – Application for outline Planning Permission for the erection of a maximum of 8 properties on site of old Fire Station and former Chapel Bronywaun, Colliery Road, Chirk, Wrexham.

The Local Member (Councillor Terry Evans) indicated his support for the application and welcomed the fact that the applicant had reduced the maximum number of properties on site to 8. He noted that the layout and design of the development were reserved matters for subsequent approval.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.


RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.

Application Code No. P/2018/0097 – Erection of fence approx. height 1250mm to form boundary to property, board on board, painted green (partly in retrospect) at 1 Williams Close, Ruabon, Wrexham.

RESOLVED – That permission be REFUSED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.

Application Code No. P/2018/114 - Siting and use of mobile catering unit on B&Q car park occupying a maximum of 3 No. car parking spaces for the sale of hot and cold food and beverages to B&Q staff and customers and use of LPG gas and LPG converted generator (in retrospect) at B&Q Wrexham, Berse Road, Wrexham.

(Members declaration of interest in relation to this application are set out in Minute 81 above).

The Local Member (Councillor Phil Wynn) asked Members to consider the visual impact of the proposed development on the occupiers of nearby residential properties.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.


RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.

Application Code No. P/2018/0125 – Conversion of Use Class C4 (6 bed house in Multiple Occupation) to 7 No. bed House in Multiple Occupation (HMO) 1 occupant per bedroom at 5 Bersham Road, Wrexham.

The Local Member (Councillor R Alun Jenkins) referred to the planning history of the site. In his opinion, the concentration of this type of accommodation within the surrounding locality has had a detrimental impact on the amenity of existing residents due to the congested nature of the local highway network and limited on-street car parking spaces. The Council’s Executive Board were due to consider a new Local Planning Guidance Note 5 : Houses in Multiple Occupation and
consequential amendments to Local Planning Guidance Note 16 Parking in the near future and he suggested that consideration of this application be deferred until that discussion had taken place.

After hearing the views of Members it was

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.

Application Code No. P/2018/0155 – Erection of new semi-detached dwelling attached to No. 35 Piercy Avenue with detached garage and means of access at 35 Piercy Avenue, Marchwiel, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.

Application Code No. P/2018/0159 – Two-storey side extension and single-storey rear extension at 6 Cambrian Court, Brymbo, Wrexham

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/18.

81 TREE PRESERVATION ORDER - WREXHAM COUNTY BOROUGH COUNCIL 277/2017 - AIR PRODUCTS SPORTS AND SOCIAL CLUB, BETHANIA ROAD, ACREFAIR, WREXHAM.

The Head of Environment and Planning submitted a report (HEP/37/18) which enabled consideration to be given to written representations made in respect of Tree Preservation Order (TPO) Wrexham County Borough Council No.277/2017 served to protect a woodland of significant amenity value from any inappropriate management practices and to raise awareness of the woodland as a significant material constraint to any future potential development and associated construction activities at Air Products Sports and Social Club, Bethania Road, Acrefair, Wrexham.

David Williams (objector) spoke against the confirmation of the TPO and queried the public amenity value of the outer section of the proposed woodland along Bethania Road and Chapel Street. He requested that Members of the Committee visit the site prior to determining the TPO.

Councillor Sonia Benbow Jones (one of the Local Members) was of the opinion that the woodland was of significant amenity value and could be viewed from multiple viewpoints within the surrounding local landscape. However, she did have concerns on whether the woodland the subject of the TPO along Bethania Road and Chapel
Street, Acrefair, was worthy of protection and supported the objector’s request for a site visit.

After hearing the views of Members, it was

RESOLVED – That Tree Preservation Order - Wrexham County Borough Council 277/2017 Air Products Sports and Social Club, Bethania Road, Acrefair, Wrexham be confirmed without modification.

Councillor M G Morris
Chair