

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON MONDAY, 1 OCTOBER 2018**

MEMBERS

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

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

*Absent

Also Present – Councillors R Alun Jenkins and Mark Pritchard

29 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Michael Dixon, Tina Mannering, John Phillips, Graham Rogers and Andy Williams.

30 CONFIRMATION OF MINUTES

The Minutes of the meeting held on 3 September 2018 were submitted.

RESOLVED – That the Minutes of the meeting held on 3 September 2018 be signed as a correct record.

31 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/2018/0546 – as she worked for the Member of Parliament representing a constituent who had complained about parking spaces for the disabled at the bus station. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Councillor Gwenfair Jones – Personal and Prejudicial – Application Code No. P/2018/0546 – being the wife of the Police and Crime Commissioner for North

Wales. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Councillor Ronnie Prince – Personal and Prejudicial – Application Code No. P/2018/0644 – as he knew one of the objectors. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Councillor Adrienne Jeorrett – Personal and Prejudicial – Application Code No. P/2018/0693 – as she had a connection with the owner of the house next door, who has objected to the previous planning application submitted for the site. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

32 **DEVELOPMENT CONTROL APPLICATIONS**

The Head of Environment and Planning submitted a report (HEP/10/18) for Members' consideration of planning applications and attention was drawn to his Addendum report where relevant.

Application Code No. P/2017/1032 – Application for removal of Condition No. 14 of Planning Permission P/2014/0781 to allow the processing in the region of 1,000,000 birds per week at Maelor Foods, Pickhill Lane, Cross Lanes, Wrexham.

David Williams (representing objectors) spoke against the application.
Guy Evans (agent) spoke in support of the application.

The Local Member (Councillor John Pritchard) drew Members' attention to the planning history for the site and that the condition had been imposed to protect the amenities of occupiers of nearby properties. He commented upon existing problems regarding odour control on site and that recent complaints by residents arising from odour emanating from the current operation have been confirmed by Natural Resources Wales (NRW) and remedial action proposed. In his opinion, the proposed intensification of use will significantly increase the risk of further odour and pollution incidents occurring on site. This will have an adverse impact on residential amenity, the local environment and economy. Furthermore, the proposal will result in a significant increase in HGV movements to and from the site to the detriment of highway safety at this location. Therefore, he asked that the application be refused.

The Planning Control Lead reminded Members that measures to prevent or minimise noise, odour and pollution emanating from the site was regulated by the Pollution Prevention and Control Permit (PPC) issued by Natural Resources Wales.

During consideration of the application several Members were of the opinion that the increase in HGV movements would have a detrimental affect on highway safety and the amenity of the occupiers of nearby properties and recommended that permission be refused. This was agreed by the Committee.

RESOLVED – That permission be REFUSED

Reason

The proposals would result in a significant increase in HGV movements to the detriment of highway safety and the amenity of the occupiers of nearby properties thus being in conflict with policy GDP 1 (d) and (f) of the Wrexham Unitary Development Plan.

Application Code No. P/2017/1037 – Application for removal of Condition No. 11 of Planning Permission P/2017/0165 to allow the processing in the region of 1,000,000 birds per week at Maelor Foods, Pickhill Lane, Cross Lanes, Wrexham.

This application was linked to Planning Applications P/2015/0838 and P/2017/1038.

RESOLVED – That permission be REFUSED

Reason

The proposals would result in a significant increase in HGV movements to the detriment of highway safety and the amenity of the occupiers of nearby properties thus being in conflict with policy GDP 1 (d) and (f) of the Wrexham Unitary Development Plan.

Application Code No. P/2017/1038 – Application for removal of Condition No. 11 of Planning Permission P/2015/0838 to allow the processing in the region of 1,000,000 birds per week at Maelor Foods, Pickhill Lane, Cross Lanes, Wrexham.

This application was linked to Planning Applications P/2015/0838 and P/2017/1037 above.

RESOLVED – That permission be REFUSED

Reason

The proposals would result in a significant increase in HGV movements to the detriment of highway safety and the amenity of the occupiers of nearby properties thus being in conflict with policy GDP 1 (d) and (f) of the Wrexham Unitary Development Plan.

Application Code No. P/2018/0124 – Extension to create additional 7 No. ensuite bedrooms together with internal alterations at The Conifers Nursing Home, Brandy, Ruabon, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/10/18.

Application Code No. P/2018/0384 – Erection of drive-thru coffee shop (with associated external seating, retail sales and takeaway) together with parking, landscaping and engineering works and alterations to car park at Plas Coch Retail Park, Plas Coch, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/10/18.

Application Code No. P/2018/0433 – Two- storey extension at 8 Crown Place, 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/10/18.

Application Code No. P/2018/0546 – Variation of Condition 14 of Planning Permission Code No. P/2016/1005 to reduce the number of mobility standard spaces from five to four (this will avoid conflict with the bus turning circle of the bus station) at off street parking area, Bus Station, Trinity Street, Wrexham.

(Members' declarations of interest in relation to this application is set out in Minute 31 above)

John Gallanders (AVOW) spoke against the application.

The Local Member (Councillor Marc Jones) together with Councillor Mark Pritchard, in his role as Lead Member for Health and Safety, indicated their objection to the application. The five parking spaces had been created to compensate for the loss of mobility standard parking spaces following the partial conversion of the existing library building to facilitate the provision of a town centre police station. There was sufficient space for buses to manoeuvre safely within the bus station with the five mobility standard spaces as marked out. Evidence has been received to indicate that conflict only occurred during busy periods when buses used the area, which was not part of the bus station, to 'lay over' between timetabled services and were not parked in designated parking bays. Both Members commented that this was an operational matter and should be addressed by the bus station operators on site. In their opinion, the proposed development would result in the unacceptable loss of one mobility parking space within the town centre, therefore, they suggested that permission be refused. This was agreed by the Committee.

RESOLVED – That permission be REFUSED

Reason

The development will result in the unacceptable loss of mobility parking spaces within the town centre and therefore conflicts with policies GDP1(d) and T8 of the

Wrexham Unitary Development Plan.

Application Code No. P/2018/0562 – Erection of fence (in retrospect) at 4 The Parklands, Shepherds Lane, Chirk, Wrexham.

RESOLVED – That permission be **GRANTED** in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/10/18.

Application Code No. P/2018/0591 – Change of use from Transport Logistics Depot (Sui Generis) to use ancillary to established neighbouring poultry processing facility at Lloyd Fraser Transport, Pickhill Lane, Cross Lanes, Wrexham.

RESOLVED – That permission be **GRANTED** in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/10/18.

Application Code No. P/2018/0596 – First-floor extension to provide two additional bedrooms, single-storey extensions and internal alterations at Sunny View, Rogers Lane, Gwersyllt, Wrexham.

RESOLVED – That permission be **GRANTED** in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/10/18.

Application Code No. P/2018/0644 – Erection of garage at 4 Willow Court, Wrexham.

(Member declaration of interest in relation to this application is set out in Minute 31 above)

RESOLVED – That permission be **GRANTED** in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/10/18.

Application Code No. P/2018/0693 – Erection of garage at disused shippon off Village Walks, Marford, Wrexham.

(Member declaration of interest in relation to this application is set out in Minute 31 above)

Stuart Hatherall (agent) spoke in support of the application.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/10/18.

Councillor M G Morris
Chair