

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD IN COUNCIL CHAMBER, GUILDHALL ON**  
**TUESDAY, 7 MAY 2019**

**MEMBERS**

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

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

\*Absent

Also Present – Councillors Carrie Harper, R Alun Jenkins, Hugh Jones and Robert Walsh

**68 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Marc Jones and Andy Williams

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

Members were reminded of their responsibility, under Article 11 of the Members' Code of Conduct, to declare any interests in relation to any of the 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/2019/0229 – speaker known through employment.

Councillor John Pritchard – Personal and Prejudicial – Application Code No. P/2019/0220 and P/2019/0127 – Member of Sesswick Community Council

The Councillors remained in the meeting taking part in the discussion and voting thereon.

Councillor Paul Roberts – Personal and Prejudicial – Application No. P/2019/0089 – home address mentioned during the debate. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Agenda Item 5 – Tree Preservation Order 289/2018 St Anne's Roman Catholic Primary School, Prince Charles Road, Wrexham

Councillor Ronnie Prince – Personal and Prejudicial – Daughter-in-law works at the

school, granddaughter is a pupil at the school.

The Councillor remained in the meeting taking part in the discussion and voting thereon.

**70 CONFIRMATION OF MINUTES**

**RESOLVED – That the Minutes of the Meeting held on 1 April 2019 be signed as a correct record.**

**71 DEVELOPMENT CONTROL APPLICATIONS**

The Chief Officer Planning & Regulatory submitted a report (COPR/10/19) to determine the listed planning applications. Attention was drawn to his Addendum report where relevant.

**72 APPLICATION NO. P/2016/0611 - LEGACY CAR DISMANTLERS AND SCRAP YARD, LLWYNEINION ROAD, LEGACY, WREXHAM**

The Chair drew Members' attention to the information contained within the Addendum Report that the application had been withdrawn.

**RESOLVED – To note the Application No. P/2016/0611 had been WITHDRAWN.**

**73 APPLICATION NO. P/2018/0608 - BIG GREEN FARM, ELLESMERE LANE, PENLEY, WREXHAM**

Members were informed of a submission made by the applicant which addressed concerns expressed by local residents in relation to the location of the builders' compound. It was confirmed that the layout had been changed since the original submission with a parking area to the rear of the site.

**RESOLVED: That the Reserved Matters as set out in report COPR/10/19 be APPROVED**

**74 APPLICATION NO. P/2018/0888 - BROAD OAK FARM, LLYNDIR LANE, ROSSETT, WREXHAM**

The applicant's representative spoke in favour of the application.

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19, subject to the Council entering into an Obligation under Section 106 of the Town and Country Planning Act.**

**75 APPLICATION NO. P/2018/0934 - HORSE AND JOCKEY, CHAPEL STREET, PONCIAU, WREXHAM**

The applicant's representative spoke in favour of the application.

**RESOLVED – That permission be GRANTED in accordance with the**

recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

**76**     **APPLICATION NO. P/2019/0051 - ROMNEY, MARFORD HILL, MARFORD, WREXHAM**

**RESOLVED –**

- (i)     That the application be sent to CADW for determination; and
- (ii)    That upon receipt of confirmation from CADW that there are no objections to the proposal for listed building consent for demolition of outbuildings and erection of replacement garage, that consent be granted subject to the following conditions:

**CONDITION(S)**

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PL01 Rev A and as contained within the application documentation.

**77**     **APPLICATION NO. P/2019/0084 - GEGIN FARM, RUTHIN ROAD, MINERA, WREXHAM**

A resident spoke against the application.

The applicant's representative spoke in support of the application.

The Chair referred to some concerns raised by the Local Member who was unable to attend today's Meeting. These included parking provision and vehicle movements of staff.

During consideration of the application, it was suggested that, if the Committee was minded to grant permission, a further condition be included that accommodation would be provided for a maximum of 4 children in order to control the intensification of use in relation to parking and neighbouring residential amenity.

**RESOLVED – That permission be granted in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19 together with the following addition:**

**Add condition**

4.     This permission shall provide accommodation for a maximum of 4 children.

**Reason: To control the intensification of use in relation to parking and neighbouring residential amenity.**

78 **APPLICATION NO. P/2019/0087 - THE OLD POST OFFICE, REDBROOK VIEW, REDBROOK MAELOR, WHITCHURCH**

**RESOLVED** - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

79 **APPLICATION NO. P/2019/0089 - FERNDALE GARDEN CENTRE, BERSE ROAD, CAEGO, WREXHAM**

*(Members declarations of interest in relation to this item are set out in Minute 69 above)*

The applicant's representative spoke in support of the application.

**RESOLVED** – That permission be **REFUSED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/17

80 **APPLICATION NO. P/2019/0094 - 7 HEOL DINAS, WREXHAM**

**RESOLVED** – That permission be **REFUSED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/17

81 **APPLICATION NO. P/2019/0096 - 4 SALEM ROAD, COEDPOETH, WREXHAM**

**RESOLVED** - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

82 **APPLICATION NO. P/2019/0127 - BLACK ROCK FARM, SESSWICK WAY, CROSS LANES, WREXHAM**

*(Members declarations of interest in relation to this item are set out in Minute 69 above)*

**RESOLVED** - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

83 **APPLICATION NO. P/2019/0147 - LAND ADJACENT TO 1 ISLWYN, BEECH AVENUE, RHOSLLANERCHRUGOG, WREXHAM**

An objector spoke against the application

**RESOLVED** – That permission be granted in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19 together with the following addition:

**Add condition**

- 10. There shall be no obstruction or the parking of vehicles along the driveway providing access through the site to the rear of the commercial properties on Market Street.**

**Reason: To prevent any obstruction and to allow for the free flow of service vehicles to the rear of the service area serving properties on Market Street.**

**84 APPLICATION NO. P/2019/0192 - 49 CASTLE ROAD, COEDPOETH, WREXHAM**

The applicant's representative spoke in support of the application.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.**

**85 APPLICATION NO. P/2019/0211 - 5 FFORDD ELWY, WREXHAM**

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.**

**86 APPLICATION NO. P/2019/0220 - 1 BEDWELL CRESCENT, CROSS LANES, WREXHAM**

*(Members declarations of interest in relation to this item are set out in Minute 69 above)*

The applicant's representative spoke in support of the application.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.**

**87 APPLICATION NO. P/2019/0229 - LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM**

*(Members declarations of interest in relation to this item are set out in Minute 69 above)*

An objector spoke against the application.

The Local Member (Councillor Rob Walsh) also spoke against the application, raising concerns with regards to the proposed location of the sign and suggested Members attend a site visit to view the area.

**RESOLVED – That a SITE VISIT be arranged for Members of the Committee to**

**view the application site prior to determination of the application by the Committee.**

Reason for Visit: To consider the impact of the proposed signs on highway safety and the visual amenity of the area.

**88 TREE PRESERVATION ORDER 289/2018 ST ANNE'S ROMAN CATHOLIC PRIMARY SCHOOL, PRINCE CHARLES ROAD, WREXHAM**

*(Members declarations of interest in relation to this item are set out in Minute 69 above)*

The Chief Officer Planning and Regulatory submitted a report (COPR/16/19) to consider written representations made in respect of Tree Preservation Order (TPO) WCBC 289/2017 – ‘St Anne’s Roman Catholic Primary School, Prince Charles Road, Wrexham, and to determine whether or not to confirm the TPO and make permanent with or without modification.

The Local Member (Councillor Carrie Harper) spoke against the confirmation of the TPO, raising the following concerns:

- Impact on the playground and the School’s drainage system.
- The tree root damage had become severe and had led to a number of accidents at the School.
- The playground had flooded due to drainage problems caused by the tree roots.
- Confirmation that the School would plant replacement trees in an appropriate location if the TPO was not confirmed and the group of trees were subsequently removed.

**RESOLVED –**

- (i) That the Tree Preservation Order 289/2018 ‘St Anne’s Roman Catholic Primary School, Prince Charles Road, Wrexham’ be confirmed without modification.**
- (ii) That a report be brought back to a subsequent Meeting on the progress made, and that the relevant Department be invited to attend.**

**89 TREE PRESERVATION ORDER 286/2018 LAND SOUTH OF PENLEY HALL SITE, PENLEY, WREXHAM**

The Chief Officer Planning & Regulatory submitted a report (COPR/17/19) submitted a report to consider written representations made in respect of Tree Preservation Order (TPO) WCBC 286/2018 – “Land south of Penley Hall Site, Penley, Wrexham” and to determine whether or not to confirm the TPO and make permanent with or without modification.

The Local Member spoke in support of the Officer’s recommendation to confirm the modification.

**RESOLVED - That the Tree Preservation Order 286/2018 'Land south of Penley Hall site, Penley, Wrexham' should be confirmed without modification.**

Councillor M G Morris  
Chair