

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON MONDAY, 3 SEPTEMBER 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		Vacancy

*Absent

Also Present – Councillors T Alan Edwards and R Alun Jenkins.

25 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors David Maddocks and John McCusker.

26 CONFIRMATION OF MINUTES

The Minutes of the meetings held on 30 July 2018 and 10 August 2018 were submitted.

RESOLVED – That the Minutes of the meetings held on 30 July 2018 and 10 August 2018 be signed as a correct record.

27 DECLARATIONS OF PERSONAL INTERESTS, IF ANY

There were no declarations of personal interest.

28 DEVELOPMENT CONTROL APPLICATIONS

The Head of Environment and Planning submitted a report (HEP/09/18) for Members' consideration of planning applications and attention was drawn to his Addendum Report where relevant.

Application Code No. P/2018/0433 – Two-storey side extension at 8 Crown Place, Llay, Wrexham.

Ian Griffiths (applicant) spoke in support of the application.

One of the Local Members (Councillor Bryan Apsley) commented that the proposed development was set back from the road and at the end of a cul-de-sac. In his opinion, the side extension could not be seen by the majority of residents nor have a detrimental impact on the street scene. In addition, he queried whether the two further options submitted by the applicant, as set out in the Addendum Report, had been considered by the Planning department.

The Planning Control Lead confirmed that the Officer recommendation had been based on the original plans and documents as detailed documentation on the alternative options had not been provided by the applicant.

During consideration of the application it was suggested that consideration of the application be deferred to allow the applicant time to submit the relevant documentation on the alternative options. This was agreed by the Committee.

RESOLVED – That consideration of the application be DEFERRED to allow the applicant time to submit further documentation on the alternative options so that the application could be considered by the Committee on the basis of the fullest information possible.

Application Code No. P/2017/0879 – Outline application for residential development (8 No. dwellings) and construction of new access, closure of existing access to Garden Centre and construction on new access point at Ferndale Garden Centre, Berse Road, Caego, Wrexham.

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

The Local Member (Councillor T Alan Edwards) referred to planning application P/2017/0772 for a housing development on land south of Berse Road, submitted to Planning Committee in April 2018, which had been supported by Planning Officers. In his opinion, the proposed development, which was being recommended for refusal, would have less of an impact on the surrounding area than the earlier one.

RESOLVED – That the Head of Environment and Planning be given delegated authority to REFUSE planning permission upon the expiry of the consultation period, provided no significant new issues are raised, in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/09/18.

Application Code No. P/2018/0231 – Application for approval of Reserved Matters pursuant to Outline Planning Permission P/2016/0373 – layout, scale appearance, landscaping - for the erection of 18 No. dwellings on Land South of the Miners Welfare Institute, Llay New Road, Llay, Wrexham.

One of the Local Members (Councillor Bryan Apsley) expressed concern on the closeness of proposed Plot 1 to Nos 10 & 11 Drill Hall Court. In his opinion, there was sufficient land available within the ownership of the developer to amend the site

layout to accommodate a greater separation distance between these dwellings and suggested accordingly.

During the discussed that ensued the Planning Control Lead explained that the site layout had been designed to protect the existing trees on site and to provide a landscaped buffer for the nearby Grade II Listed Buildings.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/09/18 together with the further amendments / deletion contained within the Addendum report.

Application Code No. P/2018/0357 – Erection of proposed Visitor Accommodation (24 bed lodge) with associated car parking and landscaping at The Plas Coch, 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/09/18 together with the further amendment contained within the Addendum report.

Application Code No. P/2018/0411 – Erection of gate entrance 1.84 metres in height (in retrospect) at 2 Saxon Street, Wrexham

The Local Member (Councillor Graham Rogers) indicated his objection to the application as, in his opinion, the proposed development would have a detrimental visual impact upon the existing street scene. In addition, it had been alleged that car repairs were being undertaken at the site and he requested that these be investigated. The Committee concurred with the views expressed by the Local Member.

RESOLVED – That permission be REFUSED

Reason

The development has a detrimental impact upon the street scene and is therefore in conflict with policy GDP1(a) of the Wrexham Unitary Development Plan.

Application Code No. P/2018/0519 – Two-storey rear extension to dwelling, front and rear extensions to existing detached garage and extension to existing outhouse together with conservatory at 2 Lake Villas, High Street, Gresford, Wrexham.

Timothy Dale (applicant) was present having indicated his intention to speak in support of the application, however, in the event, he 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/09/18.

Application Code No. P/2018/0529 – Single-storey rear extension at 1 Old School Court, 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/09/18.

Application Code No. P/2018/0530 – Variation of Condition No. 2 imposed under Planning Permission P/2017/0677 to allow for the parking and operation of 4 private hire vehicles (1 car and 3 mini-buses) at Fairfield Farm, Barkers Lane, Borrass, Wrexham.

The Planning Control Lead drew Members attention to an e-mail submitted by the Local Member (Councillor Andrew Atkinson), indicating his objection to the application in line with the comments expressed by the Community Council as set out in the Officer report.

The Chair commented that the Community Council's observations had been based on the original proposal to operate and park 9 vehicles on site, the application has since been amended.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/09/18.

Application Code No. P/2018/0576 – Installation of replacement front PVC windows and composite front door at 2 St. Mary's Court, Overton, Wrexham.

RESOLVED – That permission be REFUSED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/09/18.

Councillor M G Morris
Chair