

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD IN COUNCIL CHAMBER, GUILDHALL ON MONDAY, 4 FEBRUARY 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 R Alun Jenkins and Phil Wynn.

**52 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors David Maddocks and Andy Williams.

**53 CONFIRMATION OF MINUTES**

The Minutes of the meetings held on 7 January 2019 and 18 January 2019 were submitted.

Correction to Minute:

7 January 2019 - Application Code No. P/2018/0560 Land to North and South of Lane Farm, Rossett, Wrexham. The wording 'H%' in the first reason for refusal should read 'H5'.

**RESOLVED – That, subject to the above, the Minutes of the meetings held on 7 January 2019 and 18 January 2019 be signed as a correct record.**

**54 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/2018/0814 knowing the occupiers of a neighbouring dwelling. The Councillor

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

Councillor John Pritchard – Personal but not prejudicial – Application Code No. P/2018/0955 being a Member of Sesswick Community Council. The Councillor stayed in the meeting for this item and took part in the discussion and voting thereon.

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## 55 **DEVELOPMENT CONTROL APPLICATIONS**

The Head of Environment and Planning submitted a report (HEP/12/19) for members' consideration of planning applications and attention was drawn to his Addendum report where relevant.

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### **Application Code No. P/2018/0684 – Conversion of existing first floor and construction of mezzanine floors to create 53 No. apartments (51 No. one bedroom and 2 No. two bedroom), associated works and external alterations at Henblas Square, Henblas Street, Wrexham.**

The Local Member (Councillor Marc Jones) commented that the financial viability assessment provided by the applicant had been based upon the market value of similar developments in the locality. The development on site appeared to be well-advanced and reference had been made in the local press that all of the apartments had been sold. In his opinion, the true sale price of the apartments, existing use value and the costs involved in conversion were now known by the applicant and these figures should have been used to compile the assessment. Therefore, he suggested that consideration of the application be deferred to allow the Head of Environment and Planning time to request from the applicant the updated figures so that a revised financial viability assessment could be undertaken.

During consideration of the application several Members referred to the short amount of time that had elapsed since the original application had been considered by the Planning Committee (5 November 2018) and concurred with the views expressed by the Local Member.

**RESOLVED – That consideration of the application be DEFERRED to allow the applicant time to provide further information regarding the sale price of the apartments, the existing use value and the costs involved in conversion so that the application could be considered by the Committee on the basis of the**

fullest information possible.

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**Application Code No. P/2018/0788 – Erection of steel framed building extension to shelter cattle over winter at Barn at Burgess Lane, Penley, Wrexham.**

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/12/19.**

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**Application Code No. P/2018/0796 – Conversion of outbuilding to provide ancillary accommodation to existing dwelling and provision of separate bat roost at Hoseley House, Hoseley Lane, Marford, Wrexham.**

During consideration of the application it was suggested that, if Members were minded to grant permission further conditions be included to minimise disturbance to the bats by lighting on site and to retain the proposed development as ancillary to the residential use of the existing dwelling. 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/12/19 together with the condition and note to applicant as contained within the Addendum Report and the following additions thereto:**

**Add Condition 5**

Prior to the erection of any external lighting, a specification of such lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall take into account the principles of bat friendly lighting and the recommendations as detailed in the letter of Cascade Consulting dated 30 September 2015 approved as part of this application. The scheme shall be fully implemented strictly in accordance with the details as may be approved and the lighting shall remain in this condition thereafter.

**Reason:** Lighting associated with the development has the potential to disturb roosting, foraging and commuting bats which are afforded statutory protection in law. The Council considers it necessary to control the specification of lighting.

**Add Condition 6**

The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Hoseley House, Hoseley Lane, Marford.

**Reason:** In the interests of highway safety.

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**Application Code No. P/2018/0814 – Application for variation of Condition No. 3 imposed under Planning Permission P/2016/0411 to vary design on Land off Quarry Road and New Road Brynteg, Wrexham.**

(Member declaration of personal interest in relation to this application is set out in Minute 54 above).

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/12/19.**

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**Application Code No. P/2018/0887 – Amended site layout and substitution of house types on Plot Nos. 22 – 33 as previously approved under Code No. P/2005/0613 at Bryn Y Groes, Chester Road, Gresford, Wrexham.**

The Planning Lead drew Members attention to written representation submitted by the Local Member (Councillor Andrew Atkinson).

**RESOLVED -**

- (1) That an Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 be required to secure the setting up of a Management Company for the future maintenance by the applicant of all communal areas including the driveways, parking areas, Public Open Space, hard and soft landscaped areas, trees and planted features and that the Head of Environment and Planning be given delegated authority to approve the final form and content of the obligation.**
- (2) Upon completion of the Section 106 obligation permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/12/19.**
- (3) That, if Section 106 obligation is not completed within 6 months of the date of the Committee resolution, the Head of Environment and Planning be given delegated authority to REFUSE planning permission for the following reason:**

**Reason**

Lack of appropriate maintenance by the applicant of all communal areas including the parking areas, Public Open Space, hard and soft landscaped areas and planted features.

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**Application Code No. P/2018/0907 – Removal of existing hedge extension and increase in height to existing wall and installation of roller shutter security doors at The Chapel, Chester Road, Rossett, Wrexham.**

During consideration of the report it was suggested that, if Members were minded to grant permission, in the interest of highway safety a further condition be included to ensure that the highway was reinstated to an appropriate standard and that the proposed advisory note be deleted. That 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/12/19 together with the following additional condition thereto:**

Delete advisory note and add the following condition:

Add Condition 4

No part of the existing wall shall be demolished until a scheme for the re-instatement of the highway along the full length of the boundary of the site with Chapel Lane has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full within three months of the erection of the wall hereby granted permission.

Reason: To ensure the highway is reinstated to an appropriate standard in the interests of highway safety.

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**Application Code No. P/2018/0910 – Erection of 8 No. 15 metre high lighting columns with 16 floodlights (200 Lux LED) to existing all weather pitch at Ysgol Clywedog, Ruthin Road, Wrexham.**

The Local Member (Councillor Phil Wynn) indicated his support for the application as, in his opinion, the proposed development would provide a valuable community asset and subject to conditions to control noise and light spillage would not result in any significant disturbance to 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/12/19.**

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**Application Code No. P/2018/0955 - 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 Ltd, Pickhill Lane, Cross Lanes, Wrexham.**

(Member declaration of personal interest in relation to this application is set out in Minute 54 above).

Heather Rowlands (objector) spoke against the application.

Stuart Andrews (representing applicant) spoke in support of the application.

This application was linked to Planning Applications P/2018/0956 and P/0957.

The Local Member (Councillor John Pritchard) drew Members' attention to the planning history of the site and that these applications were identical to the ones which had been refused in October 2018 and were now the subject of an appeal. The conditions had been imposed to protect the amenities of occupiers of nearby properties. He commented upon problems regarding odour control on site and the complaints by residents arising from odour emanating from the current operation. Odour emission had been confirmed by Natural Resources Wales (NRW) and remedial action had still not been completed on site. In his opinion, the proposed intensification of use will significantly increase the risk of further odour and pollution incidents occurring on site. Odour emission from the site will continue to have an adverse impact on residential amenity, the local environment and the local economy,

particularly the tourist industry. 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.

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 GDP1(d) and (f) of the Wrexham Unitary Development Plan.

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**Application Code No. P/2018/0956 - 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 Ltd, Pickhill Lane, Cross Lanes, Wrexham.**

(Member declaration of personal interest in relation to this application is set out in Minute 54 above).

Heather Rowlands (objector) spoke against the application.

Stuart Andrews (representing applicant) spoke in support of the application.

This application was linked to Planning Applications P/2018/0955 and P/0957.

**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 GDP1(d) and (f) of the Wrexham Unitary Plan.

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**Application Code No. P/2018/0957 - 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 Ltd, Pickhill Lane, Cross Lanes, Wrexham.**

(Member declaration of personal interest in relation to this application is set out in Minute 54 above).

Heather Rowlands (objector) spoke against the application.

Stuart Andrews (representing applicant) spoke in support of the application.

This application was linked to Planning Applications P/2018/0955 and P/0956.

**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 GDP1(d) and (f) of the Wrexham Unitary Plan.

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**Application Code No. P/2018/0982 – Extension to dwelling at 7 Maes Teg, Pen-y-cae, Wrexham.**

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/12/19.**

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**Application Code No. P/2018/0983 – Conversion of redundant first and second floors of retail unit into 4 self-contained apartments at Private Shop UK, Yorke Street, Wrexham.**

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/12/19 together with the amended Condition No.2 as contained within the Addendum Report**

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**Application Code No. P/2018/0989 – Application for variation of Condition No. 10 imposed under Appeal Ref APP/H6955/A/13/ 2209711 (Planning Ref P/2012/0830) to allow for deliveries and servicing to take place between 7.00 and 22.00 hrs Monday to Saturday (the proposal seeks to extend the delivery period by 30 minutes in the morning) on Land adjacent to Red Lion Public House, Marford Hill, Marford, Wrexham.**

Tom Hallet (representing applicant) 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/12/19.**

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**Application Code No. P/2018/1032 – Use of premises for the parking and operation of 1 No. taxi hire vehicle (previously granted under Planning Permission Code No. P/2017/0547) at 53 Coronation Street, Cefn Mawr, Wrexham.**

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/12/19.**

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**Application Code No. P/2018/1055 – Extension to existing cattery at Ysgubor Ganol, Ty Canol Road, Pen-y-cae, Wrexham.**

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/12/19.**

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**Application Code No. P/2018/1068 – Erection of garage at Romney, Marford Hill, Marford, Wrexham.**

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/12/19.**

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**WREXHAM TOWN CENTRE CONSERVATION AREA CHARACTER ASSESSMENT AND MANAGEMENT PLAN**

The Lead Member for Environment and Planning submitted a report ((HEP/06/190 which enabled consideration to be given to the draft Wrexham Town Centre Conservation Area Character Assessment and Management Plan prior to submission to the Executive Board. Members attention was drawn to the additional information set out in the Addendum report.

**RESOLVED – To recommend to the Executive Board that the draft Wrexham Town Centre Conservation Area Character Assessment and Management Plan be approved.**

Councillor M G Morris  
Chair