

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD IN COUNCIL CHAMBER, GUILDHALL ON**  
**MONDAY, 1 APRIL 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 D J Griffiths

**64 APOLOGIES FOR ABSENCE**

An apology for absence was submitted on behalf of Councillor David Maddocks.

**65 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 Tina Mannering – Personal and Prejudicial - Application Code No. P/2018/0997 as Local Member. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

**66 CONFIRMATION OF MINUTES**

**RESOLVED – That the Minutes of the Meeting held on 4 March 2019 be signed as a correct record.**

**67 DEVELOPMENT CONTROL APPLICATIONS**

The Chief Officer Planning & Regulatory submitted a report (COPR/02/10) to

determine the listed planning applications. 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 - Henblas Square Henblas Street Wrexham LL13 8AE**

**RESOLVED – That permission be REFUSED**

Reason

The development does not make an adequate contribution to the provision of affordable housing and is therefore contrary to Local Planning Guidance Note 28 and to Unitary Development Plan policy H7.

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**Application Code No. P/2018/0864 – single-storey rear bedroom and shower room extension - 39 Tanydre, Wrexham, LL13 9AY**

**RESOLVED – That permission be GRANTED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/02/10.**

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**Application Code No. P/2018/0997 - Erection of 23 affordable residential units with associated parking at Woodlands Farm Dodds Lane Gwersyllt Wrexham LL11 4NS**

*(Member declaration of personal interest in relation to this application is set out in Minute 65 above).*

A resident spoke against the application.

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

A number of Members raised concerns in relation to the site being outside the settlement area which they felt was inappropriate for development.

**RESOLVED – That permission be REFUSED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/02/10 and the Addendum Report, with an additional reason for refusal:**

**Additional reason**

The site contains Grade 3a agricultural land therefore the proposed development conflicts with policy EC2 of the Wrexham Unitary Development Plan.

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**Application Code No. P/2018/1014 – change of use from HMO to Wellness Centre including enlargement of existing car parking area and alteration to access 46 & 46a Chester Road, Wrexham**

The applicant spoke in favour of the application.

**RESOLVED – That permission be GRANTED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/02/10 together with the further information contained within the Addendum Report.**

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**Application Code No. P/2018/1050 – construction of new access / driveway and erection of boundary fence (in retrospect) - 1 The Stables Bowling Bank, Wrexham, LL13 9QF**

**RESOLVED – That permission be GRANTED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/02/10 together with the amendment to Conditions 3 and 4 as set out in the Addendum Report and the following addition thereto:**

Amend Condition 3

The access hereby approved shall permanently retain visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Amend Condition 4

The vehicular parking and turning areas as shown on approved Plan Ref: 158002 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Add Condition 10

Within one month of the date of this permission, the site shall be laid out in strict accordance with layout plan ref: 158002.

Reason: In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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**Application Code No. P/2018/1070 – conversion of barn to a single dwelling - Land off Fennant Road, Ponciau**

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

**RESOLVED – That permission be GRANTED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/02/10.**

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**Application Code No. P/2018/1081 – submission of reserved matters pursuant to outline planning permission P/2017/0527 - layout, scale, appearance, landscaping for roadside services incorporating a petrol filling station with ancillary kiosk and associated car parking and works - Land West of Wrexham Golf Club off A534 Roundabout Holt Road, Llanypwll, Wrexham**

An objector spoke against the application.

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

**RESOLVED – That the Reserved Matters as set out in report COPR/02/10 be APPROVED.**

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**Application Code No. P/2019/0006 – outline application for 1 no. dwelling on amenity land adjoining 8 Ash Grove, Lodgevale Park, Chirk, Wrexham, LL14 5RF**

A resident spoke against the application.

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

**RESOLVED – That permission be GRANTED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/02/10 together with the further information contained within the Addendum Report.**

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**Application Code No. P/2019/ 0023 – Side and rear extensions and erection of garage – The Old Shop, Cadney Lane, Bettisfield, Wrexham, SY13 2LN**

**RESOLVED – That permission be GRANTED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/02/10.**

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**Application Code No. P/2019/0059 – Side extension to existing bungalow and erection of detached garage – 24 Winchester Way, Gresford, LL12 8HG**

**RESOLVED – That permission be GRANTED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in**

report COPR/02/10.

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**Application Code No. P/2019/0097 – Single storey rear extensions, alterations to roof, new porch and roof elements to front elevation – Brancote, 71 Wynnstay Lane, Marford, Wrexham, LL12 8LH**

**RESOLVED – That permission be GRANTED in accordance with recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/02/10.**

Councillor M G Morris  
Chair