

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON FRIDAY, 16 NOVEMBER 2018**

MEMBERS

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

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|------------|----------------------|------------|-----------------|
| 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

37 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Frank Hemmings, Gwenfair Jones, Marc Jones, David Maddocks, John Phillips and Paul Rogers.

38 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 declaration was made:

Agenda Item 4 – Site Inspection A

Councillor Adrienne Jeorrett – Personal and Prejudicial – Application Code No. P/2018/0772 being a resident of Beechley Road and her husband had signed a petition against the application. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

39 CHANGE OF USE TO HOUSE IN MULTIPLE OCCUPATION (HMO) 6 NO. BEDROOMS WITH 7 NO. OCCUPANTS IN TOTAL AT GARTHWYN, 82 BEECHLEY ROAD, WREXHAM (APPLICATION CODE NO. P/2018/0772)

(Member declaration of interest in relation to this application is set out in Minute 38 above).

The Head of Environment and Planning submitted a report in respect of the above-mentioned application and the Planning Control Lead explained the proposal to Members of the Committee.

The Local Member (Councillor Graham Rogers) commented upon the congested

nature of the local highway network with cars presently parking on both sides of Beechley Road. He indicated his objection to the application as, in his opinion, the proposed development would have a detrimental impact on highway safety at this location due to inadequate visibility at the point of vehicular access onto Beechley Road. In addition, the applicant had made inadequate provision for the parking of vehicles clear of the highway which would exacerbate existing problems of on-street parking to the detriment of highway safety and the amenity of occupiers of nearby properties. Therefore, he proposed that the application be refused.

During consideration of the application Members considered the number of HMO properties within the area, on-street car parking, site access and the existing trees on site.

After hearing the views of Members it was

RESOLVED – That permission be REFUSED

Reasons

- 1 The development will be detrimental to highway safety due to the inadequate visibility at the point of vehicular access onto Beechley Road as a result on existing on-street parking. The development is therefore contrary to policy GDP1(d) of the Wrexham Unitary Development Plan
- 2 Inadequate provision is made for the parking of vehicles clear of the highway and as a result the development will increase levels of on-street parking in the vicinity of the site to the detriment of highway safety and the amenity of the occupiers of nearby properties. The development is therefore contrary to policy GDP1(f) and T8 of the Wrexham Unitary Development Plan.

Councillor M G Morris
Chair