

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON
MONDAY, 4 NOVEMBER 2019**

MEMBERS

Councillor M G Morris, Chair
Councillor Michael Dixon, Vice-Chair

Councillor	Bryan Apsley	Councillor	Beverley Parry-Jones
"	* I David Bithell, MBE	"	Paul Pemberton
"	Dana Davies	"	John Phillips
"	Frank Hemmings	"	John Pritchard
"	Gwenfair Jones	"	Paul Roberts
"	Paul Jones	"	Paul Rogers
"	* David Maddocks	"	Graham Rogers
"	Tina Mannering	"	J R Skelland
"	John McCusker	"	* Andy Williams

*Absent

Also Present – Councillors R Alun Jenkins

113 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors I. David Bithell, MBE, David Maddocks and Andy Williams

114 CONFIRMATION OF MINUTES

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

115 7 OCTOBER 2019

Correction to minutes: Councillors Michael Dixon and J.R. Skelland had been marked as present when they were not in attendance.

116 18 OCTOBER 2019

RESOLVED – That the Minutes of the meetings held on 7 October and 18 October 2019 be signed as a correct record.

117 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

Item No 4e – Councillor Frank Hemmings – Personal and prejudicial – Application Code No. P/2019/0684. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon – The applicant was known to the Member.

Item No 4e – Councillor John Pritchard – Personal and prejudicial – Application Code No. P/2019/0398. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon – Family member lives nearby.

Item No 4e – Councillor Paul Roberts – Personal and prejudicial – Application Code No. P/2019/0398. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon. Personal Service to Community Council.

Item No 4f - Councillor Michael Morris - Personal and prejudicial – Application Code No. P/2019/0528 – Known through attending Abenbury Community Council Meetings (as a non Member)

Item No 4k - Councillor Michael Morris – Personal not prejudicial – Application Code No. P/2019/0605 – Applicant known to me, has local business.

Item No 4h - Councillor Michael Dixon – Personal and prejudicial – Application Code No. P/2019/0556. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon – The Member is the Applicant.

118 **DEVELOPMENT CONTROL APPLICATIONS**

The Chief Officer Planning and Regulatory submitted a report (COPR/35/19) to determine the listed planning applications

119 **APPLICATION NO: P/2018/1004 - REAR OF BANK COTTAGES, WATERLOO PLACE, CEFN MAWR, WREXHAM**

Mr Bob Dewey (Representing Applicant) had indicated his intention to speak in support of the application, but in the event, did not do so.

The Planning Control Manager introduced the application to all those present.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR35/19).

120 **APPLICATION NO: P/2019/0348 - OAK TREE TAVERN, 45 TO 47 RUABON ROAD, WREXHAM**

Mr John Steven (Applicant) spoke in favour of the application.

Nicola Hughes (Local resident) spoke against the application.

The Local Member (Councillor R Alun Jenkins) spoke about the application and raised the following concerns:

- Timescales in relation to the sale of the property
- Publicity in relation to the sale of the premises
- Changes to the initial plans

The Planning Control Manager confirmed that information provided suggested that the applicant had carried out reasonable attempts to advertise the sale of the property in a number of ways.

Assurances were given that the potential conversion of the buildings would not lead to a detrimental impact on the setting of the development or on the character and appearance of the conservation area and the surrounding listed buildings on Fairy Road.

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

121 **APPLICATION NO: P/2019/0354 - LAND OFF BLAST ROAD, BRYMBO, WREXHAM**

The Planning Control Manager spoke about the application and drew Members attention to information on the addendum.

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19 subject to Section 106.

122 **APPLICATION NO: P/2019/0376 - 46 BEECHLEY ROAD, WREXHAM**

Mr Paul Spencer spoke against the application.

The Planning Control Manager introduced the application.

RESOLVED – That permission be REFUSED the development would result in an unacceptable increase in parking along a residential street which already suffers from existing parking congestion.

123 **APPLICATION NO: P/2019 /0398 - 4 BRIDGEWAY WEST, PENTRE MAELOR, WREXHAM**

(Members declarations of interest in relation to this item are set out in Minute 117 above)

Stephen Nott (Local resident) attended to speak against the application but in the event requested that the item be deferred.

RESOLVED – That consideration of the application be DEFERRED to allow the Community Council sufficient time to respond to the Planning Officers comments on their representation. Await a further response from the Community Council. Report to December meeting.

124 APPLICATION NO: P/2019 /0528 - B & Q WREXHAM, BERSE ROAD, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 117 above)

The Planning Control Manager spoke about the application and drew Members attention to information on the addendum.

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

125 APPLICATION NO: P/2019/0530 - COLLIERS PARK, CHESTER ROAD, GRESFORD, WREXHAM

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

Add note to applicant

The applicant advised to consider the use of bilingual signage.

126 APPLICATION NO: P/2019/0556 - ADWY GRANGE, TANLLAN LANE, COEDPOETH, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 117 above)

The Planning Control Manager introduced the application and whilst doing so reminded members that there are no alterations planned to the roof of the property.

Discussions ensued and Members raised the omission of site history in relation to the application.

Correction to report - Page 68 SITE HISTORY

1. P/2016/0531 – Demolition of existing stables and outline application for the erection of one dwelling. **REFUSED - 25 July 2016**
2. P/2016/0963 – Demolition of existing stable and outline application for the erection of one dwelling. **REFUSED – 5 December 2016**

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

127 APPLICATION NO: P/2019 /0565 - 1 QUEENSFORD, MULSFORD LANE, WORTHENBURY, WREXHAM

The Planning Control Manager introduced the retrospective application.

The local member (Councillor J R Skelland) confirmed that he had not received any comments.

RESOLVED – That permission be REFUSED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

128 APPLICATION NO: P/2019 /0570 - 23 NELSON STREET, HIGHTOWN, WREXHAM

The Planning Control Manager introduced the application to all those present.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/35/19 together with the following additional condition thereto:

Add Condition

The use as permitted shall cease and be abandoned before 31 December 2020.
Reason. To monitor the impact of the use on neighbouring residential amenity.

129 APPLICATION NO: P/2019/0605 - THE WHITE LION, CASTLE STREET, HOLT, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 117 above)

Mr Jeremy Hughes (Applicant) spoke in favour of the application.

The Planning Control Manager introduced the application to all those present and in doing so reminded Members of the need to preserve and/or enhance a conservation area.

RESOLVED – That permission be GRANTED together with the following additional condition thereto:

Add Condition

Permission granted subject the following condition. The development hereby permitted shall be strictly in accordance with the scheme as submitted. For the avoidance of doubt there shall be no further alterations including colour changes

without the further written consent of the Local Planning Authority. Reason. To protect the character and appearance of the Conservation area. NTA. You are advised to paint or stain the timber enclosures including the wooden planters in a more recessive colour.

130 **APPLICATION NO: P/2019 /0645 - STRYT YR HWCH FARM, SONTLEY, WREXHAM**

The Planning Control Manger introduced the application to all those present.

The Local Member (Councillor John Pritchard) informed the Committee that he had not received any objections.

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

131 **APPLICATION NO: P/2019/0658 - 9A STANLEY ROAD, PONCIAU, WREXHAM**

The Planning Control Manager introduced the application to all those present.

Mr Dafydd Edwards (Representing Applicant) had indicated his intention to speak in support of the application, but in the event, did not do so

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

132 **APPLICATION NO: P/2019 /0684 - 1 THE RIDGEWAY, MARCHWIEL, WREXHAM**

(Members declarations of interest in relation to this item are set out in Minute 117 above)

The Planning Control Manager introduced the application to all those present.

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

133 **APPLICATION NO: P/2019 /0758 - 2 BERSHAM ROAD, WREXHAM**

The Planning Control Manager introduced the application to all those present.

RESOLVED: That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/35/19

134 **LIST OF DELEGATED DECISIONS ISSUED**

RESOLVED – That the list of Delegated Decisions be noted.

135 TREE PRESERVATION ORDER 294/2019 - 6 YARWOOD DRIVE, WREXHAM, LL13 9UJ

The Chief Officer Planning & Regulatory submitted a report (COPR/35/19) submitted a report to consider written representations made in respect of Tree Preservation Order (TPO) WCBC 294/2019 – 6 Yarwood Drive, Wrexham, LL13 9UJ and to determine whether or not to confirm the TPO and make permanent with or without modification.

RESOLVED – That the Tree Preservation Order WCBC 294/2019 – “6 Yarwood Drive, Wrexham, LL13 9UJ” should be confirmed without modification.

136 TREE PRESERVATION ORDER 296/2019 - 40 RHODFA GANOL, JOHNSTOWN, WREXHAM, LL14 1PW

The Chief Officer Planning & Regulatory submitted a report (COPR/35/19) submitted a report to consider written representations made in respect of Tree Preservation Order (TPO) WCBC 296/2019 – 40 Rhodfa Ganol, Johnstown, Wrexham LL14 1PW and to determine whether or not to confirm the TPO and make permanent with or without modification.

RESOLVED – That the Tree Preservation Order WCBC 296/2019 – “40 Rhodfa Ganol, Johnstown, Wrexham LL14 1PW” should be confirmed without modification.

137 ANY OTHER ITEMS WHICH THE CHAIR DECIDES ARE URGENT

The Chair referred to the **Chief Officer Planning & Regulatory report COPR/10/19 - Minute No 88 - TPO 289/2018 St Anne’s Roman Catholic Primary School, Prince Charles Road, Wrexham** and reminded Members that the Arboricultural Officer will provide an update.

Councillor M G Morris
Chair