



Canolfan Adnoddau Tŷ Luke O'Connor
21 Llys Barter
Hightown
Wrexham
LL13 8QT

Luke O Connor House Resource Centre
21 Barter Court
Hightown
Wrexham
LL13 8QT

Tel: 01978 291562
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18 August 2022

Dear Councillor

PLANNING COMMITTEE MEETING

Your attendance is requested at a meeting of the Offa Community Council Planning Committee on Thursday 1st September 2022 at Luke O Connor House Resource Centre, 21 Barter Court, Hightown, Wrexham, LL13 8QT. This meeting will commence at 8.30 pm or immediately following the Council meeting. The zoom link to join this meeting remotely will be sent separately.

Yours sincerely

Karen Benfield
Clerk to the Council

PLANNING COMMITTEE-AGENDA

- 1 Apologies for absence
- 2 Confirmation of Minutes of the Planning Committee held on 19th July 2022

3 Matters Arising

Planning application decisions taken during the August Recess:

P/2022/0593 - 5 Church Street, Wrexham, LL13 8LS conversion of first floor offices to form 4 number apartments (amended plans)

RESOLVED – To object as the amendments do not meet our previous objections.

1. The bin store created on the ground floor is too small to accommodate so many bins and boxes which are not going to be easily accessed. More detail is required as to who will be responsible for putting the bins out and taking them back in. Leaving them on the pavement, either in Church Street or around the corner on College Street is unacceptable. A formal refuse and recycling plan is required clearly setting out arrangements for this.
2. The inadequate natural lighting has been "addressed" by the addition of "flat roof lights", but there is no detail as to how they are to be fitted.
3. One of the flats (3rd from the left) has been modified by removing an internal partition wall, effectively combining kitchen, dining area, and sitting area in one room, but the second bedrooms in the relevant flats are the same size as before.

4. There is also nowhere to store bicycles, despite the comment from Highways that: "The proposed development will need to provide appropriate cycle parking areas in accordance with LPGN 16."

P/2022/0611 - Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7NT
discharge of condition 3 (arboricultural method statement) of planning permission P/2022/0259
RESOLVED – No comment

P/2022/0661 - 20 Pen Y Bryn, Wrexham, LL13 7HY, change of use of apartment from class c3 (residential) to class d1 medical
RESOLVED – No objection subject to the necessary licences and permissions. Clarification is needed on whether ‘trade’ effluent is in fact required for medical waste.

P/2022/0673 - 38 Penybryn, Wrexham, LL13 7HY demolition of outbuilding and erection of extension and plant area
RESOLVED – To place a holding objection on this application until the documents are available to view on-line.

P/2022/0674 - 71 Erddig Road, Wrexham, LL13 7DP installation of replacement windows
RESOLVED – No objection. The Community Council fully supports the comments of the Conservation Officer.

P/2022/0690 - Land South Of, Jacques Way, Wrexham, LL11 2BY discharge of condition 11 (air quality) of planning permission p/2018/0898
RESOLVED – No comment.

P/2022/0694 - 7 Derwen Court, Sontley Road, Wrexham, LL13 7JA works to trees protected by tree preservation order wmbc 130
RESOLVED – To place a holding objection on this application until the documents are available on-line.

4 Planning Correspondence

5 Planning Applications-for further information on applications please contact the Clerk prior to meeting (Please note all planning applications are now available to view on the WCBC web site):

P/2022/0725 -The Racecourse, Mold Rd, Kop development for 5,500 spectator seats, inclusive of a 500 capacity hospitality area, with a 600 capacity non-match day exhibition space, new public realm and associated works

6 Decision Notices