



Canolfan Gymunedol Y Parciau
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Wrexham
LL13 7NH

Parciau Community Centre
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26th August 2020

Dear Councillor

ANNUAL MEETING OF THE PLANNING COMMITTEE

Your attendance is requested at the remote Annual Meeting of the Planning Committee on Thursday 3rd September 2020 at 7.30pm or directly following the Annual Council meeting. The link to join the Zoom meeting will be sent separately.

Yours sincerely

Karen Benfield
Clerk to the Council

- 1 Election of a Chairman
- 2 Election of a Vice-Chairman
- 3 Apologies for absence
- 4 Dates and Times of ordinary meetings of the Planning Committee for 2020/21
- 5 Confirmation of Minutes of the Planning Committee held on 28th July 2020
- 6 Matters Arising

Report of planning application decisions taken during August recess:

P/2020/0329 – 28 Green Park, lawful development certificate for proposed side and rear extensions
RESOLVED – It is noted that planning consent is not required for this application.

P/2020/0330 - 87 Sontley Rd, alteration to vehicular access
RESOLVED – No objection providing highways raise no objections. However it is noted that there is a Virgin Media cable buried under the pavement in question, with what seems to be some kind of cover to a junction box/water stopcock next to it so any work needs to be carried out with care.

P/2020/0343 – Glyndwr University, Mold Rd, variation of condition 17 of plan permission
P/2018/0666 to extend the time period for refurbishment works
RESOLVED – No objection

P/2020/0344 – Glyndwr University, Mold Rd variation of condition 9 of plan permission
P/2018/0667 to extend the time period for refurbishment works
RESOLVED – No objection

P/2020/0358 – Former Magnet premises, Felin Puleston, change of use to gymnasium
RESOLVED – No objection to the change of use. However it is noted that there seems to be no provision for parking bicycles in the car park. A strange omission for a facility looking to attract people interested in keeping fit and one that mentions good access to cycle routes in the Access Statement! Monitoring of the opening hours is also needed to so that close residents on the nearby Foxwood Estate are not unduly disturbed early morning with a 6am opening of the gym.

P/2020/0364 – 58 Ffordd Glyn, non material amendment to plan permission P/2019/0837 – reduce size of extension adjacent to former garage
RESOLVED – No comment

P/2020/0367 – 6 Empress Rd, front porch
RESOLVED – No objection subject to the use of suitable materials and provided the porch does not impact on the doorway to the next door property at no 4 Empress Rd.

P/2020/0380 - 17-19 Penybryn Conversion To Art Studio, Gallery And Shop With Apartment Above

RESOLVED – To object to the current proposals. Whilst we welcome this attempt to bring the building back into productive use the proposed development is located at the rear of existing premises with only limited access via a narrow corridor to the public highway. This is unsatisfactory and in the event of fire within the corridor area and/or adjacent building, the occupants of the accommodation would have no alternative means of escape away from the building other than towards the corridor or a small yard (amenity) area situated between buildings. It is suggested that some alternative means of escape in case of fire should be sought. This would have to be via either the car park behind Plas y Bryn, or what was the Red Cow yard (which is crossed by a public right of way - albeit not one on the definitive map), so it would not be easy to gain agreement of the landowners outside the sort of comprehensive scheme sponsored by the Welsh Development Agency some years ago, but worth a try nevertheless. Some such arrangement would have to apply to any alternative development on the site of the current building.

P/2020/0393 - Oak Tree, Ruabon Road Conversion Of Outbuilding To Form 2 Dwellings And Extension (Previous Planning Permission P/2019/0348)

RESOLVED – To object as before this application is considered a decision is required on the planning applications lodged on 12th March - P/ 2020/ 0150 - dealing with the reserved details which have to be approved as a requirement of the original approval for the conversion of the original Public House building into three houses. Upvc windows and doors have already been installed in the conversion and the Conservation Officer Anna Irwin has indicated that these are not acceptable and need to be replaced with suitable wooden units as required in the Conservation Area. The applicant in the March application is seeking approval for acceptance of the upvc products and that application needs to be refused and enforcement action taken if necessary before this new application can be considered.

P/2020/0402 - 51 Ffordd Glyn, two storey side extension to provide lift shaft
RESOLVED – No objection

P/2020/0413 – 1 High Ridge Drive, Bersham Rd, erection of garden shed
RESOLVED – No objection

P/2020/0426 - Wrexham Maelor Hospital, application for a single storey office accommodation extension
RESOLVED – No objection

P/2020/0428 - Yale Hospital, retention of portacabins for 5 years (previously granted by planning permission P/2015/0476).
RESOLVED – No objection to a limited extension of time but the portacabins should not become a permanent feature as the Community Council requested during consideration of the previous planning consent.

P/2020/0429 - 49 Foxwood Drive, application for a single storey side and rear
RESOLVED – No comment

7 Planning Correspondence

Section 78 Appeal at 44 Beechley Rd, change of use to 6 bedroom HMO single occupancy

8 Planning Applications (for further information please contact the Clerk prior to meeting)

P/2020/0434 – Unit 1 Chesney Court, Rhyd Broughton Lane, temporary siting of portacabin (in retrospect)

P/2020/0468 – Brynycabanau Park, application for works to sycamore tree protected by TPO crown raise to 4.5M

P/2020/0473 – 2 Saxon Street, remove hedge and install fence above 1 metre in height around the property (in retrospect)

9 Decision Notices

DISTRIBUTION: All Council Members, Lesley Griffiths AM,
Sarah Atherton MP, WCBC Members for Offa, the Press.

