

OFFA COMMUNITY COUNCIL

Report of the Annual Planning Committee held on 12th May 2022

MEMBERS

Councillor Keith Williams (Chairman)
“ R Alun Jenkins (Vice Chairman)

“ Christine Griffiths
“ Alex Jones
“ Angela Jones
“ David Jones
“ Barbara Lloyd
“ Kenneth Palmer
“ Andrew Ranger
“ Sarah Roberts
“ Graham Rogers
“ Jim Steele
“ Linda Subacchi
“ John Williams
“ Graham Wynn
“ Phillip Wynn

* Absent

22 ELECTION OF A CHAIRMAN

Councillor Keith Williams was elected to Chair the Planning Committee for the Municipal Year 2022/23.

23 ELECTION OF A VICE-CHAIRMAN

Councillor R Alun Jenkins was elected as Vice-Chairman of the Planning Committee for the Municipal Year 2022/23.

24 APOLOGIES FOR ABSENCE

No apologies for absence were received.

25 DATES AND TIMES OF ORDINARY MEETINGS OF THE PLANNING COMMITTEE 2022/23

It was RESOLVED that the Planning Committee would continue to meet on the First Thursday of each month following the Council meeting and also on the second Tuesday after the Management, Finance and General Purposes Committee meeting.

26 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee held on 19th April 2022 were confirmed and signed as a true and accurate record.

27 MATTERS ARISING

P/2022/0152 - 30, High Street, Wrexham, LL13 8HY, discharge of conditions 3 of P/2019/0668

RESOLVED – to defer to await further clarification on the points previously raised.

The Clerk was asked to contact Lesley Griffiths AM regarding the on-going problems at Gwithian, Sontley Rd.

28 PLANNING CORRESPONDENCE

Section 78 appeal at 31 Watery Rd, change of use from class C3 dwelling to class C4 HMO (in retrospect)– the Clerk was asked to submit the same objections as previously with the additional comments that parking is severely restricted on Jubilee Road during the day time as residents of Bradley Rd also park there because of the parking restrictions on Bradley Rd.

P/2022/0226 - 6, Belmont Road, Wrexham, LL13 7PW works to trees protected by tree preservation order wcbc 40. Correspondence has been received from the Arboricultural Officer at WCBC about this application as follows:

‘as all three ash tree are subject to conservation area legislation and not subject to the TPO the council are unable to attach any planning conditions to our decision. Therefore whilst I consider the removal of the ash trees to be necessary, I am unable to enforce any replacement planting.’

The Clerk was asked to reply that members would still like to request suitable replanting by the applicant especially as this is a Conservation Area. They feel that if the applicant co-operates then suitable replanting will help to preserve and enhance the area.

29 PLANNING APPLICATIONS

P/2022/0373 – Priory Café, 8 Priory St, change of use of building from class A1 retail to class A3 café (in retrospect)

RESOLVED – No objection

P/2022/0389 – 9 to 11 Regent St, advertisement consent for 1 fascia sign and 1 projecting sign RESOLVED – See P/2022/0390 comments

P/2022/0390 – 9 to 11 Regent Street, change of use from retail A1 use to adult gaming centre (sui generis)

RESOLVED – To strongly object. These proposals are unacceptable in the High Street. They will not contribute to the regeneration of the town centre by attracting extra people into the town and developing retail opportunities. The proposals for 24 hr opening hours are also unacceptable. There is already anti-social behaviour in the area around Macdonalds and this change of use if approved is likely to exacerbate the ASB problems.

P/2022/0407 - 3, Ruthin Road, Wrexham, LL13 7NU conversion of property into 3 flats (in retrospect)

RESOLVED – to place a holding objection on this application and defer a decision until the plans are produced on the web page. The 21 day notice period should not begin until the plans are provided for consideration.

P/2022/0409 - 9, Valley Way, Wrexham, LL13 7GW lawful development certificate for proposed single storey rear extension

RESOLVED – No comment

P/2022/0303 - Building 2, Chesney Court, Rhyd Broughton Lane, Wrexham Technology Park, Wrexham, LL13 7YP advertisement for 2 fascia signs and 2 free standing signs (illuminated) RESOLVED – No comment

P/23022/0424 - Land Adjacent To, 10 Belgrave Road, Wrexham, LL13 7EF, discharge of condition 05 of planning permission p/2020/0505

RESOLVED – To agree with the Conservation Officer that the use of Welsh slate would be more acceptable.

30 DECISION NOTICES

None received.

There being no further business the meeting closed at 8.40pm

