

OFFA COMMUNITY COUNCIL**Report of the Hybrid Planning Committee held on 1st September 2022****MEMBERS**

Councillor	Keith Williams (Chairman)
“	R Alun Jenkins (Vice Chairman)
“	Christine Griffiths
“	Alex Jones*
“	Angela Jones*
“	David Jones
“	Barbara Lloyd
“	Kenneth Palmer
“	John Ramm*
“	Andrew Ranger
“	Sarah Roberts
“	Graham Rogers
“	Jim Steele
“	Linda Subacchi*
“	Steven Vale
“	John Williams*
“	Graham Wynn
“	Phillip Wynn

*Absent

[It is understood that Councillor Graham Rogers has declared an interest in all planning matters being a member of the WCBC Planning Committee].

141 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Linda Subacchi, John Williams, Angela Jones.

142 CONFIRMATION OF MINUTES

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

143 MATTERS ARISING

The following planning decisions were taken using delegated powers 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.

144 PLANNING CORRESPONDENCE

1. Appeal decision 31 Watery Rd – appeal is dismissed
2. Lesley Griffith AM – reply re Gwithian, Sontley Rd. WCBC are contacting the owner regarding issues at the property.
3. Resident regarding application 7 Derwen Court. Circulated to all members for information.

145 PLANNING APPLICATIONS

P/2022/0673 - 38 Penybryn, Wrexham, LL13 7HY demolition of outbuilding and erection of extension and plant area

RESOLVED –

The Community Council submitted a holding objection in August, as the plans and documents for this application had not at that time been posted on the WCBC Planning Web Page. The plans now posted show that the proposal is identical to the AMENDED PLANS submitted for application P/2020/0750

The document "Proposed Site Plan and Location Plan" is labelled "(PL)001 REV B", and is dated 17.12.20. This is the same document that was previously submitted as part of application P/2020/0750, when amended plans were submitted on 11th January 2021. This replaced the original document labelled "(PL)001" dated 20.09.19, submitted with the original application on 20th November 2020, and showed a considerable increase in the sizes and relocation of the proposed "BOH" (now clearly indicated as "Back of House") and "Plant Room" buildings. As then, neither the application form nor the submitted documents state whether either of these buildings will be used as a replacement Bakery, which was previously operating in the now demolished outbuildings. This had operated all through the night, well outside the permitted hours granted planning permission, and had caused considerable noise, disturbance and annoyance to local residents.

Offa Council submitted a strong objection to the Amended Plans on January 11th, 2021, and these were taken into account when the Planning Committee decided at this meeting on 12th April 2022 to DEFER consideration of the application because of concerns about the size and scale of the proposed development, and the lack of detailed information and that a formal Tree Survey would need to be submitted, and greater detail regarding the outbuildings which had previously operated as an unauthorised Bakery that had already been demolished.

The applicant did not submit the additional information, and application P/2020/750 was withdrawn by them in December 2021.

The new application includes only some of this information, and also includes the required Bat Survey. Having considered the greater detail in the new application and taking into account the requirements from the April 12th 2021 Planning Meeting, Offa Community Council submits the following updated comments objecting strongly to the proposals.

RESOLVED - *To object as most, if not all, the points included in our previous comments have not been addressed by these amended plans:*

1 These amended plans now resubmitted involve a considerable increase in floor area for the "Back of House (BOH)" area and of the plant area from those originally submitted. This increase in floor area has resulted in the plant area being moved to the rear of the "BOH" area. The "BOH" area, whilst extending back from the sales area by the same distance as before, now extends about twice as far from side to side. This in turn has resulted in the built area being extended both to the rear (North-west) and left-hand (South-west) edge of the site, right up to the trees on the edge of the site. Although the Planning Application Form indicates that no trees are

affected by the development, the plans clearly show that these trees, marked MG (x2), G2 & G2.I on the plan are now all marked "trees to be pruned/removed". It is not clear whether these trees are in fact covered by a TPO - they do however have a very important function. Although the site itself does not back directly onto Belle Vue park, the trees in question form part of a belt of trees which provide a screen between the Belle Vue Court flats (and the park at the far end) and the backs of the buildings on Penybryn from Tenters Square to Ruthin Road. These trees are visible from the wider area around Pen y Bryn, as they rise above the height of the Chata Polska buildings.

2 It is clear from the submitted plans, that all the inadequate storage units will be demolished, even though the application form states that this work has not yet commenced. However, at the April 12th Planning Meeting 2021, the Planning Manager confirmed that the building currently used as a Bakery has already been demolished. The demolition of these buildings is welcomed but it is not clear from the application whether it is intended to house a bakery there or in the relocated "Plant Area". This would be strongly opposed, and would in any case require the submission of a "change of use" application, especially as the previous bakery operated through the night well outside the permitted hours approved for the site.

3 The BOH building is almost 60% larger than the original proposal, and the Plant Area is 80% larger. There is no vehicular access to the rear of the building, so deliveries to both buildings can only be through the store or along the very narrow footpath along the Tenters Square elevation of the building which is inadequate and unsafe.

The Community Council is concerned that there are Health and Safety and fire risks in having such large extensions without proper vehicular access to the area to the rear of the store

4. A further point is that car parking spaces 01 and 02 are partly on land which is part of the apartment development. Two of the proposed cycle spaces are also on land outside the ownership of the developer. Moving these spaces away from the apartments would narrow the vehicular access from Tenters Square, and would obstruct the visibility splays required in Condition 3 of the December 7th approval.

5. The approval given on 7th December allowed an additional hour of opening, now permitted from 7 a.m. to 10 p.m. and any use of the proposed replacement buildings must also be limited to these hours - they should not be allowed to be in used during night time, or to be used as a noisy bakery which has caused such disturbance and inconvenience to local residents in a mainly residential area.

6 As requested at the Planning Meeting on 12th. April 2021, a Formal Tree survey, and detailed plans showing the extent of demolition already carried out, or still planned for demolition, must be submitted before this application can be determined.

7 Most of the Conditions applied to the various approvals since the original application to convert the previous Halfords Garage in 2015 have never been implemented, and these were restated in the extended hours approval - Application

P/2020/0549, approved on the 7th December 2020. Despite this, the following conditions have still not been implemented:

These relate to improvements to the visibility splays at the (condition 2) Pen y Bryn and (condition 3) Square entrances to the site, and (condition 4) the vehicular parking spaces and turning area to the front of the store to laid out, resurfaced and drained - all should have been implemented within a month of the 2020 approval. Although the revised Service Delivery and Parking Management Plan was submitted and approved by the Planning Department as required by condition 5, the operators continue to ignore these requirements, and the parking of the articulated lorries continues to cause dangers to local residents and school children, especially in Tenters Square - these lorries often parking on the Pen y Bryn frontage, despite the introduction of the "no loading or unloading" traffic order. These conditions need to be reinforced in any further approval for the site, and strong Enforcement Action will be required to ensure that these conditions are fully complied with.

We agree with the principle of demolishing the existing inadequate outbuildings and replacing them with modern extensions, but that these need to be within the limited capacity of the site, fully complying with requirements of and conditions attached to the December 7th approval, and not adversely affecting the trees at the rear of the site, or the health and safety of residents in the surrounding residential area

We trust that Planning will reject these excessive plans, so that discussion and consultation can take place on lesser more acceptable proposals.

P/2022/0694 - 7 Derwen Court, Sontley Road, Wrexham, LL13 7JA works to trees protected by tree preservation order wmbc 130

RESOLVED – The Community Council has no objection to works to the trees to reduce the size in order to increase the safety however it opposes the total removal of the trees. This is subject to the recommendation of the Arboricultural Officer. However should his recommendation be for the trees to be removed then suitable replanting is required.

P/2022/0706 - 33 to 35, Brook Street, Wrexham, LL13 7LH reduction in height of existing roof tower

RESOLVED – To place a holding objection on this application as no documents are yet available to view on-line.

P/2022/0707 - 22, Salisbury Road, Wrexham, LL13 7AS part discharge of condition 3 (materials) of planning permission p/202/0900

RESOLVED – no objection

P/2022/0723 - 38 Ithens Way, Wrexham, LL13 7EQ operation of private hire vehicle

RESOLVED – No objection providing permission is restricted to the parking of vehicles and not running a business from the premises.

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

RESOLVED – the application is welcomed and supported with the following concerns raised. The proposals must not adversely affect residents in the immediate vicinity. On match days the existing current level of additional on-street parking is putting enormous pressure on local residents in the immediate vicinity of the grounds. A residents parking scheme is required to be delivered preferably outside of the planning process. However if this is not achievable then it must be conditioned as part of any planning approval.

The Council is not convinced that better signing of existing car parks is an adequate response to the underlying problem of large numbers of vehicles converging on the general vicinity of the Racecourse with nowhere to park. Driving around the town looking for an empty space in one of the existing car parks is as likely in the medium term to encourage, rather than discourage, on-street parking in residential areas, spreading the problem rather than solving it.

In order to be proactive and deliver a long-term solution to the problem then a park and ride scheme as currently operates at other football grounds should be investigated further.

146 **DECISION NOTICES**

Deferred to the following meeting.

There being no further business the meeting closed at 9.20 pm.

