

OFFA COMMUNITY COUNCIL

Report of the Hybrid Planning Committee held on 6th October 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].

160 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Phil Wynn and David Jones.

161 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee held on the 1st September 2022 were confirmed and signed as a true and accurate record.

162 MATTERS ARISING

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.

163 PLANNING CORRESPONDENCE

None received.

164 **PLANNING APPLICATIONS**

P/2022/0728 - 11 Sontley Road, Wrexham, LL13 7EN erection of summerhouse

RESOLVED – No objection

P/2022/0735 - Burton Building, 26 And 30 Bridge Street, Wrexham, LL13 7HP change of use of building from class a1 (retail) to class a3 (restaurant)

RESOLVED – Whilst not objecting to the application the Community Council raises the following concerns:

- 1. The application appears to be over-intensive development for the size of the property*
- 2. There is no provision for service/delivery vehicles to park and no customer parking provision*
- 3. There appears to be no disabled access to the toilets located below ground level in the former cellar*

P/2022/0762 & P/2022/0813- Insurance Brokers, 36-37 High Street, Wrexham, LL13 8HY advertisement consent for 2 fascia signs and LBC.

RESOLVED – No objection to the ground floor signage but objections to the proposed first floor signage which is too large and conspicuous. Hanging signs would be more in keeping with the streetscene.

P/2022/0776 – Mold Rd/ Crispin Lane advertising hoarding

RESOLVED – No objection to temporary 2 year permission

P/2022/0794 – 22 Hirwaun, rear extension (in retrospect)

RESOLVED – No objection

P/2022/0800 – 12 Salisbury Rd, works to trees

RESOLVED – As this is a Conservation Area members would prefer the minimum amount of work to the tree by reducing/crown lifting. Should the recommendation of the Arboricultural Officer be to remove the tree then a request is made for suitable replacement planting.

P/2022/0809 – Glyndwr College of Art, Regent St, LBC for construction of access ramp to front of building

RESOLVED – No objection. A request is made for suitable railings to complement the Listed building and also for a textured footpath approach to the ramp to aid the visually impaired.

P/2022/0829 – 34 Homestead, lawful development cert side and rear extensions

RESOLVED – No comment.

165 DECISION NOTICES

P/2021/1217 – Unit 2, Chesney Court, change of use - GRANTED
P/2022/0019 – 30 Town Hill, ext staircase and new windows – GRANTED
P/2022/0027 – 30 Ruabon Rd variation of conditions – REFUSED
P/2022/0119 – WXM Maelor, substation – GRANTED
P/2022/0120 - WXM Maelor, substation – GRANTED
P/2022/0121 - WXM Maelor, substation – GRANTED
P/2022/0244 – WXM Maelor extension to imaging dept – GRANTED
P/2022/0353 – 4 Bennions Rd, extension – GRANTED
P/2022/0444 – Bishops House, 17 Sontley Rd, variation of conditions – GRANTED
P/2022/0505 – 22 Salisbury Rd, removal of part of wall – GRANTED
P/2022/0527 – 7 Belgrave Rd replacement gutters – GRANTED
P/2022/0528 – 1 Hermitage Drive, extension – GRANTED
P/2022/0545 – 25 Pendinas, extension – GRANTED
P/2022/0574 – Yale Hospital, screening – GRANTED
P/2022/0576 – 2 Brynycabanau Rd, erection of shed – GRANTED
P/2022/0577 – Yale Hospital, temp consulting room – GRANTED
P/2022/0582 – 72 Ruabon Rd, replacement windows – GRANTED
P/2022/0587 – WXM Maelor, temp modular building – GRANTED
P/2022/0595 – Specsavers, signage – GRANTED
P/2022/0596 – Unit 5 Island Green, signage – GRANTED
P/2022/0602 – 5 Belgrave Rd, guttering – GRANTED

There being no further business the meeting closed at 9.30 pm.

