

OFFA COMMUNITY COUNCIL**Report of the Hybrid Planning Committee held on 5th January 2023****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].

264 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Keith Williams, Kenn Palmer, and David Jones.

265 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee held on the 15th December 2022 were confirmed and signed as a true and accurate record.

266 MATTERS ARISING

No matters raised.

267 PLANNING CORRESPONDENCE

None received

268 PLANNING APPLICATIONS

P/2022/1020 – 35-39 Bridge Street, renovation of residential properties

RESOLVED –

To submit a holding objection to the proposals. Rescuing and refurbishment of these buildings is very much to be welcomed, but the submitted information does not give sufficient detail to show that the buildings are capable of conversion to three residential units.

Detailed plans are needed showing:

- i) how and where the walls of the proposed first floor "bathrooms" will be built, given the limited headroom over the majority of the area of the first floor - probably room for only a shower, wash basin and WC?
- ii) the exact positioning of the spiral staircase, which will presumably have a diameter of at least 1.5m (5ft), taking up to around 20% of the available floor space, especially needing the necessary headroom at the top of the stairs.
- iii) How the remaining space will be set out as a "bedroom" for any more than a single bed.

A "Design and Access Statement" is needed to show all of the above details, as well as dealing with the access arrangements to the properties - there being no off-street parking available for the three properties, and only pedestrian access available to the front doors from the raised pavement above Bridge Street - also the lack of disabled access to the first floors of the three properties.

Detailed information is needed for the provision of the Waste and Recycling containers, which cannot be allowed to be left on the pavement along the frontage of the properties. The plans show these to be located in the alley way along-side number 35 for the three properties, but this is within the curtilage of the adjoining property, and outside the control of the Developer/Landlord.

As required by the consultation response from Public Protection, a Noise Survey needs to be submitted showing:

- i) Noise levels arising from local activities that could impact on the proposed accommodation.
- ii) A detailed scheme of noise insulation / attenuation measures to safeguard the amenity of the future occupants.

In addition there is some confusion with the documents included on the web page, with some duplicated and others not included.

P/2022/1033 – 36 Brook Street

RESOLVED – to place a holding objection on this application and defer to the next meeting as the full information is not available yet on the website.

269 DECISION NOTICES

None received.

There being no further business the meeting closed at 8.50 pm.

