

OFFA COMMUNITY COUNCIL

Report of the Remote Planning Committee held on 3rd February 2022

MEMBERS

Councillor	Keith Williams (Chairman)
“	R Alun Jenkins (Vice Chairman)
“	Christine Griffiths
“	Caroline Dawson
“	Kevin Hughes
“	Alex Jones
“	Angela Jones
“	David Jones*
“	Barbara Lloyd
“	Elane Roberts
“	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].

313 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Linda Subacchi and David Jones.

314 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee held on the 18th January 2022 were confirmed and signed as a true and accurate record.

315 MATTERS ARISING

P/2022/0003 – 2 Belgrave Rd, erection of 8 apartments
RESOLVED – To object on the following grounds:

- The proposals are for over-intensive development and are not in keeping with the other properties in the Conservation Area. Members fully support the comments of the Conservation Officer who states that in its current form the proposals are harmful to the Character of the Conservation Area. The development would be out of place next to the Grade11 Bishops House on Sontley Rd.
- Parking provision is inadequate with only 8 parking spaces which would result in an increase in on street parking.
- The Design and Access statement contains inconsistencies as it refers to 2 parking spaces per apartment

- The entrance to the site is inadequate being close to a dangerous junction. No details on visibility splay are provided. Members fully support the comments of the Highways Officer who states that improvements to the Sontley Rd/ Belgrave Rd junction would be required.
- The site cannot accommodate a development of this size which will result in the loss of several mature trees. These are an important feature in the scenic landscape value of the Conservation Area.

P/2022/0019 - 30, Town Hill, Wrexham, LL13 8NB, new external staircase and replacement windows and door (partly in retrospect)

RESOLVED – Members accept the comments of the Conservation Officer although they are disappointed that many of the points raised previously in March 2021 have not been answered|:

1: The red line indicating the applicant’s ownership outlines the footprint of the former Post Office Building, but the proposed changes outside the building, such as the access to the rear of the building and the location of the proposed new stairway / fire escape for the upstairs flat are on adjoining owners’ land.

2: The new steel staircase to form a new access to the flat on the first and second floors (on the adjoining owner’s land) is shown to provide a fire escape from the flat, yet it uses the flat roof of the rear extension as part of that escape route, which could not be acceptable if there was a fire at ground floor level. Also, is it acceptable that the staircase to the residential unit is open to the elements - should it not be enclosed within part of the building?

3: The application form shows that access to the rear of the building and to the flat on the upper floors is a “new access” which is outside the control of the applicant on land which is part of number 26 and 28.

4: There is no provision for bins and recycling proposed in the application for number 30. There are already problems with bins left out on a permanent basis on the pavement of Town Hill from the two take-away units on either side.

P/2022/0027 - 30 Ruabon Road, Wrexham, LL13 7PH variation of condition 01 from 'nine students' to fourteen residents' and removal of condition 02

RESOLVED – to strongly object. The following concerns were raised:

1. There are already issues at the small terraced property with 9 residents. To increase the number of residents to 14 is unacceptable and would result in poor quality accommodation. The proposals to remove the communal living/dining room and reduce the size of the kitchen in order to create additional bed rooms, will result in residents having to take food back to their bedroom to eat, as the kitchens are too small.
2. The application should be refused due to the lack of any parking provision. The lack of parking already creates problems with additional on street parking. To increase the number of residents from 9 to 14 would exacerbate the problem on this street of mainly terraced housing.
3. Plans show that some of the rooms are of a sub-standard size
4. There is only 1 shower room shown for 14 people which does not comply with building standards
5. PGN 16 sets out the requirements for the provision of secure cycle storage - the standard would require 4 spaces and this would take up a significant part of the limited amenity space to the rear of the property.
6. Proposals create a fire risk
7. Over the years that the HMO has operated, there have been regular problems with bins from this property, with bins and recycling boxes being left on Poyser Street, at the end of the alley way that runs behind the Ruabon Road houses. Increasing the number of residents in this property would add again to this problem.
8. Over concentration of HMOs - there are at least 7 registered HMOs within the 50 metre circle around this property.

9. There is no objection to the part of this application seeking the change from “students” to “residents” in the first condition, and the removal of the second condition which limits the use to “students only”.

316 PLANNING CORRESPONDENCE

Notice of a section 78 appeal for a drive thru restaurant on land at Plas Coch Retail Park. **It was AGREED to submit the same comments for refusal as previously.**

317 PLANNING APPLICATIONS

P/2022/0060 - Penny Black, Abbot Street, Wrexham, LL11 1TA retention of external shelter
RESOLVED – To object as the external shelter is an eyesore and out of keeping with the Conservation area. It has been in place for 3 years with no planning permission. There appears to be limited ventilation, there is a strong smell when pedestrians walk past and it does not comply with current smoke free regulations.

P/2022/0095 - Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7TD
demolition of existing modular building and erection of replacement
RESOLVED – No objection although members were disappointed that the opportunity is not being taken for a permanent building to be built to match the rest of the hospital.

318 DECISION NOTICES

P/2021/0815 – Hightown Barracks, Kingsmills Rd, notification of works to trees with Hightown Barracks Conservation Area – GRANTED

P/2021/0922 – 7 Hermitage Drive, first floor extension, two storey rear extension and erection of outbuilding - GRANTED

P/2021/0928 – Builders yard to rear of 27 Poyser St, application for approval of reserved matters pursuant to outline planning permission - GRANTED

P/2021 / 0933 – 3 Bath Rd, re-siting and alteration to existing shed (retrospect) - GRANTED

P/2021/1041 – 2 Bersham Rd, non-material amendment to plan permission P/2019/0758 to amend approved plans - GRANTED

P/2021/1051 – 31 Watery Rd, change of use from Class C3 dwelling to Class C4 HMO (in retrospect) - REFUSED

P/2021/1060 – 39 The Homestead, removal of existing conservatory and erection of single storey wrap around extension to rear - GRANTED

P/2021/1062 - Briary Close, Croesnewydd Road, Wrexham, discharge of condition 3 (materials) of reserved matters approval p/2017/0523 - GRANTED

P/2021/1079 - 20, Windsor Drive, Wrexham, LL11 2BD, single storey side extension - GRANTED

P/2021/1074 - Ryecroft, 38 Percy Road, Wrexham, LL13 7EF non-material amendment to planning permission p/2018/0071 to amend side and rear windows - GRANTED

There being no further business the meeting closed at 9 pm.

