

OFFA COMMUNITY COUNCIL

Report of the Remote Planning Committee held on 15th 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].

331 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Alun Jenkins, Graham Rogers, Kevin Hughes, Caroline Dawson, Elane Roberts.

332 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee held on the 3rd February 2022 were confirmed and signed as a true and accurate record.

333 MATTERS ARISING

None raised.

334 PLANNING CORRESPONDENCE

None received.

335 PLANNING APPLICATIONS

P/2022/0115 - Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7TD
construction of 2 electrical substations. 1 Intake, 1 health board

RESOLVED – No objection on condition that every tree removed is replaced by 2 more suitable trees

P/2022/0119 - Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7TD
construction of 1 electrical sub-station serving the renal department
RESOLVED – No objection

P/2022/0120 - Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7TD
construction of 1 electrical sub-station serving the renal department
RESOLVED – No objection

P/2022/0121 - Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7TD
extension of existing sub station and generator room serving the ems block
RESOLVED – no objection

P/2022/0133- 30 High Street, Wrexham, LL13 8HY listed building consent for change of use
of third floor to flat
RESOLVED – To defer. Before this application can be determined, amended plans are
needed from the applicant to show how the following unacceptable features of the submitted
plans will be overcome:

The proposal is to convert the third floor into a fifth flat, with the inclusion of a Mezzanine
floor within the roof space above the kitchen area to provide a sleeping area. These amended
plans show that access to this fifth flat and to the second floor three bedroomed flat would be
gained from the "fire escape" exit at the Temple Row end of Overton Arcade. Unfortunately
to achieve this the Shower Room (marked "bathroom") intended for the second floor three
bedroomed flat - flat 4 - would have to be separated off to act as shower room for the new
proposed flat 5, and to form a corridor leading to a new staircase leading up to the flat on the
third floor.

This would leave flat 4, given approval in 2021, without a bathroom or shower room or even
a toilet and washbasin! It would also leave flat 4 without a view either onto High Street or
onto Temple Row, so severely reducing the amenity of that flat.

The Heritage Impact and Access Statement states that "none of the proposed works will
adversely affect the fabric or the appearance of the building" and "existing windows
throughout will be retained . . ." Yet the proposed plans for the third floor do not show the
middle window above the cooker / hob on the third floor, overlooking Temple Row.
Removing this window would have a detrimental impact on the symmetry of the elevation as
seen from the Church grounds.

P/2022/0134 - 30 High Street, Wrexham, LL13 8HY change of use of third floor to flat
RESOLVED -

To defer for the same reasons given to P/2022/0133 above.

336 DECISION NOTICES

None received.

There being no further business the meeting closed at 8.10 pm.

