

**OFFA COMMUNITY COUNCIL**

**Report of the Remote Planning Committee held on 18<sup>th</sup> January 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].

**296 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Steven Vale and John Williams

**297 CONFIRMATION OF MINUTES**

The Minutes of the Planning Committee held on the 6<sup>th</sup> January 2022 were confirmed and signed as a true and accurate record.

**298 MATTERS ARISING**

P/2021/1106 – Spire Yale Hospital, Croesnewydd Rd, siting of 2 modular buildings to provide additional storage and siting of a waste compound (in retrospect)

RESOLVED – To remove previous objections to this application following further information from the applicants contained in their ‘temporary structure management plan’. This details how they intend to remove all the containers within the next 12 months once they have completed the works at Chesney Court. The removal of these temporary containers will restore the lost parking spaces and the wooden compound around the waste bins will then be acceptable.

Approval should therefore be given for 12 months permission only. If the applicants fail to do as they have promised then any further temporary renewal applications will not be supported.

## 299 PLANNING CORRESPONDENCE

The appeal decision for a free-standing digital advertising display unit at Brook St had been received and the appeal had been dismissed.

## 300 PLANNING APPLICATIONS

P/2021/1217 - Unit 2, Chesney Court, Rhyd Broughton Lane, Wrexham Technology Park, LL13 7YP, change of use to healthcare facility (class d1) and installation of air handling plant equipment

RESOLVED – No objection. The Community Council agree with the comments of the Highways Officer regarding the requirements for footpaths and dropped kerbs.

P/2022/0003 – 2 Belgrave Rd, erection of 8 apartments

RESOLVED – – to place a holding objection on this application and defer to the next planning committee meeting on 3rd February. The following concerns were raised during initial discussion:

- The proposals are for over-intensive development and are not in keeping with the other properties in the Conservation Area
- Parking provision is inadequate with only 8 parking spaces
- 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.

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

RESOLVED – to defer to the next planning committee meeting on 3<sup>rd</sup> February in order to seek the views of the Conservation Officer on this application.

P/2022/0028 - 27, Bryn Offa, Wrexham, LL13 7UL, single storey rear extension

RESOLVED – No comment

P/2022/0034 - 7, Hermitage Drive, Wrexham, LL13 7EY discharge of condition 2 (materials), 4 (parking) of planning permission p/2021/0922

RESOLVED – No comment

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

RESOLVED – to place a holding objection on this application and defer to the next planning committee meeting on 3rd February. The following concerns were raised during initial discussion:

- There are already issues at the small terraced property with 9 residents.
- The application should be refused due to the lack of any parking provision
- Plans show that some of the rooms are of a sub-standard size
- There is only 1 shower room shown for 14 people
- Proposals create a fire risk

## 301 DECISION NOTICES

Deferred to the next meeting.

There being no further business the meeting closed at 9.15 pm.



