

**OFFA COMMUNITY COUNCIL**

**Report of the Remote Planning Committee held on 19<sup>th</sup> July 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].

**120 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Linda Subacchi, John Williams, Kenneth Palmer, Phil Wynn, Sarah Roberts and David Jones.

**121 CONFIRMATION OF MINUTES**

The Minutes of the Planning Committee held on the 19<sup>th</sup> July 2022 were confirmed and signed as a true and accurate record. It was noted that Cllr R Alun Jenkins had declared a personal non prejudicial interest at that meeting in relation to application P/2022/0566 Templefield, 4 Fairy Rd.

**122 MATTERS ARISING**

None raised.

**123 PLANNING CORRESPONDENCE**

Wrexham Area Civic Society – copy of correspondence with Conservation Officer in relation to re-development works at 29-39 Bridge Street

## 124 PLANNING APPLICATIONS

P/2022/0597 -9-11 Regent St, conversion of second and third floor of building to 24 apartments

RESOLVED – To object on the following grounds:

- There is no provision for bin storage and recycling. A fully detailed document is required showing where the bin/recycling storage will be located in a secure location and how it will be serviced. In the absence of adequate, acceptable bin storage then the application must be refused.
- There is no allocated parking provision and this is a concern as it is likely that owners of the 2 bedroom flats will have cars. A financial contribution for parking from developers would be required payable to WCBC.
- There is no cycle storage shown.
- The standards of sound insulation required will be high due to the proximity of Central Station and their late-night band nights.
- Members question whether the lift is large enough for wheelchair access.
- There is a concern over the separation distances for the flats facing either side of the central 'light well'.

More complete plans addressing these concerns are required before the application can be considered fully.

P/2022/0617 – 2 Belgrave Rd, erection of 2 dwellings

RESOLVED – Members support the application for the erection of 2 dwellings as opposed to the previous application for a block of 8 apartments on the site. They make the following comments in relation to this application:

1. A more detailed plan of the Belgrave Rd frontage showing the wall and greenery is required. This needs to show how the pillars will be reset further back to allow for a splay in order to comply with Highways requirements. The hedge will also be required to be replanted further back.
2. Members question why so many trees need to be removed and request that the Arboricultural Officer visit the site to ascertain how many can be retained keeping any to be removed to an absolute minimum.
3. Subject to the use of suitably approved materials to complement the Conservation Area.

## 125 DECISION NOTICES

None received.

There being no further business the meeting closed at 8.55 pm.

