

**OFFA COMMUNITY COUNCIL****Report of the Planning Committee held on 2<sup>nd</sup> January 2020****MEMBERS**

Councillor	Keith Williams (Chairman)*
“	R Alun Jenkins (Vice Chairman)
“	Laura Dickenson*
“	Christine Griffiths
“	Caroline Dawson
“	Kevin Hughes
“	Alex 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].

**269 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Keith Williams, Laura Dickenson, Elane Roberts, Barbara Lloyd, Sarah Roberts and Linda Subacchi.

**270 CONFIRMATION OF MINUTES**

The Minutes of the Planning Committee held on the 17<sup>th</sup> December 2019 were confirmed and signed as a true and accurate record.

**271 MATTERS ARISING**

None raised.

**272 PLANNING CORRESPONDENCE**

Notice of an appeal – Lockstock Self Storage, Ruabon Rd, Felin Puleston application for consent to display advertisement of site details on shipping container.

## 273 PLANNING APPLICATIONS

P/2019/0906 – 32-36 Bridge St, relaxation of condition 1 imposed under planning permission P/2014/0116 to extend the period of time for commencement of development

RESOLVED – To object on the following grounds:

- The original plans for the site are inadequate and should have been refused. A more acceptable plan for the site should be submitted by the applicant.
- There is no servicing provision for the ground floor restaurant.
- There has been a reduction in the parking provision for the 10 flats from 7 spaces to 4 which is inadequate.
- The proposals state the current use is a nightclub but this has now been demolished and the site is now used for storage.
- There should be no hot food sales for off the premises because of the difficult highway conditions and absence of on street parking

P/2019/0919 – Land at Argos car park, Plas Coch, erection of free-standing restaurant with drive thru facility, car parking, landscaping and associated works including customer order display

RESOLVED – To object on the following grounds:

- The roundabout on Plas Coch Road leading to Sainsburys is already at capacity and heavily congested. A recent planning application for an additional 400 apartments on the Plas Coch campus will have an additional big negative effect on this roundabout. This application for a drive thru restaurant will greatly add to the traffic problems in the area and create chaos for motorists.
- The site is used for valuable additional parking spaces for the Range store which is considerably busier than the previous Homebase store on the site.
- The site is within the 400 metre exclusion zone of fast food outlets for Plas Coch School.
- Potential anti-social behavior and litter and 24 hr illumination of the site which will disturb nearby residents on Mold Road.
- There is no pedestrian crossing facility across Mold Rd for pedestrian access.
- Gated access will be required to the main Range car park to prevent boy racers at night.
- Any illuminated signage will need to be restricted

P/2019/0931 – Hightown Barracks, Kingsmills Rd, proposed works to trees within Hightown Conservation Area – remove lime tree and stump

RESOLVED – To defer for further consideration at the next meeting

P/2019/0937 – Unit 12 Gwenfro, Croesnewydd Rd, change of use from beauty salon A1 to business use B1

RESOLVED – No objection

## 274 DECISION NOTICES

None received

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



