

**OFFA COMMUNITY COUNCIL****Report of the Planning Committee held on 6<sup>th</sup> February 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].

**304 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Laura Dickenson, David Jones, Kevin Hughes, Linda Subacchi, Phil Wynn.

**305 CONFIRMATION OF MINUTES**

The Minutes of the Planning Committee held on the 14<sup>th</sup> January 2020 were confirmed and signed as a true and accurate record.

**306 MATTERS ARISING**

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/2020/0007 – Chapter Court, change of use to mixed use development, construction of new access arrangements

RESOLVED –to support the proposals in principal. Concerns have been expressed how large vehicles will access the servicing area as proposals show that only 1 large vehicle at a time will be able to access the area. It is expected this will be insufficient with the number of units requiring daily deliveries. In addition the units on Queen Street will also need to be serviced from the servicing area and not from Queen St.

P/2018/0915 Amended application Central Buildings and adjacent land, Brook Street/ Bridge Street

RESOLVED - The changes set out in the recently amended plans and elevations are superficial and do not address the major objections which Offa Community Council (and others) have expressed in response to the original application.

To remind you, these were:

- The size of the development is over-intensive for the small site and consequently the flats are too small.
- Inadequate parking provision - only 19 spaces for 38 flats. Other approvals nearby for similar developments have achieved 1 parking space per flat but this is not achievable here. The number of apartments should be reduced to match the number of spaces.
- Situated on a very busy traffic-light junction there are real concerns over the implications for highway safety.
- Inadequate refuse and recycling collection proposals which will impact on the free flow of traffic at the traffic-light junction.
- The 4 ground floor flats will have little privacy and these should be converted to retail units instead, as per previous proposals for development on the site.

We remain concerned on all these matters. We also note the comments from Natural Resources Wales pointing out that most of the site, including the proposed car park, is within the Gwenfro flood risk area. We therefore remain of the view that the application should be refused.

### 307 PLANNING CORRESPONDENCE

None received.

### 308 PLANNING APPLICATIONS

P/2020/0012 – Poplar House, Madeira Hill, LBC for the installation of 16 no replacement windows and 1 pair of french doors

RESOLVED – to defer to receive further advice from the Conservation Officer

P/2020/0025 – 23 Kings Oak Court, works to Oak tree subject to TPO

RESOLVED – to defer to receive further advice from the Arboricultural Officer

P/2020/0026 – 115 Norman Rd, works to sweet chestnut tree subject to TPO

RESOLVED - to defer to receive further advice from the Arboricultural Officer

### 309 DECISION NOTICES

P/2019/0330 – 38 to 41 High St, change of use – GRANTED

P/2019/0348 – Oak Tree Tavern, Ruabon Rd, conversion – GRANTED

P/2019/0489 – 38 to 41 High St, LBC for Change of use – GRANTED

P/2019/0496 – Plas y Bryn Medical Centre, Chapel St, LBC for extension – GRANTED

P/2019/0522 – 10 Hill st, change of use – GRANTED

P/2019/0528 – B&Q, Berse Rd, continued use of mobile catering unit – GRANTED

P/2019/0585 – 31 High St, LBC for change of use – GRANTED

P/2019/0586 – 31 High St, change of use – GRANTED

P/2019/0662 – 4 Bedwyr Court, operation of 2 private hire vehicles – GRANTED

P/2019/0667 – 30 High St, change of use – GRANTED

P/2019/0707 – Unit 12, Island Green – advertisements – GRANTED

P/20190729 – 38 Belvedere Drive, operation of 1 private hire vehicle – GRANTED

P/2019/0758 – 2 Bersham Rd, conversion – GRANTED

P/2019/0774 – 29 Ruabon Rd, conversion – GRANTED

P/2019/0778 – 1 to 2 Hope St, change of use – GRANTED

P/2019/0782 – Oak House, 70 Sontley Rd, works to tree – GRANTED

P/2019/0834 – 31 to 33 Regent St, Installation of roller shutter – GRANTED

P/2019/0837 – 58 Ffordd Glyn, change of use – GRANTED

P/2019/0866 – 1 to 3 Vocarage Hill, change of use – GRANTED

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

