

**OFFA COMMUNITY COUNCIL****Report of the Remote Planning Committee held on 28<sup>th</sup> July 2020****MEMBERS**

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

**384 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Steven Vale, Caroline Dawson, Sarah Roberts, Barbara Lloyd, John Williams and Phil Wynn.

**385 CONFIRMATION OF MINUTES**

The Minutes of the Planning Committee held on the 3<sup>rd</sup> March 2020 were confirmed and signed as a true and accurate record.

**386 MATTERS ARISING**

P/2020/0144 – 60 Alexandra Rd, extensions to dwelling. It was noted that the following additional comments had been submitted for this application:

Members welcome the proposals to convert into a family unit rather than a HMO subject to the plans complying with overdominance, overlooking/privacy and loss of light regulations and they note that the proposal is similar to other existing extensions in Alexandra Road.

**387 PLANNING CORRESPONDENCE**

Correspondence from residents of Norman Rd in regard to planning application P/2020/0212 - noted

**388 PLANNING APPLICATIONS**

P/2020/0212 - 112 Norman Rd, Wrexham, erection of boundary fencing (in retrospect)  
 RESOLVED – To object. The fencing is of poor quality and does not enhance the area. The height needs to be lowered with the bushes/ trees replaced to soften the aspect. It is over-powering as it is and just painting the fence green will not solve the problem.

P/2020/0233 – 31 High St, change of use of offices to restaurant, function rooms and residential apartment  
 RESOLVED – In principle the Community Council raises no objection to this application for change of use but raises the following concerns:

- Does the function room require a lift for disabled access.
- Proper provision for bin and cycle storage is required.

(Cllr Alex Jones declared a personal non prejudicial interest in this application)

P/2020/0234 – 31 High St, LBC for removal and creation of partitions, new WC and first floor staircase  
 RESOLVED – No objection subject to the use of suitable materials to compliment the Listed Building

P/2020/0240 - 59 Ffordd Glyn, first floor side extension  
 RESOLVED – No comment

P/2020/0269 – 6 Town Hill, discharge of condition 3 (external decoration) of planning permission P/2019/0869  
 RESOLVED – No objection subject to the use of suitable materials

P/2020/0227 – land south of Jacques Way, non material amendment to planning permission P/2018/0898 to alter plot nos 24&25 to create a single dwelling  
 RESOLVED – No objection

P/2020/0281 – Brynycabanau Park, application for works to sycamore tree protected by TPO to prune back branches at least 3Metres  
 RESOLVED – No objection to the minimum amount of work necessary subject to the recommendation of the Arboricultural Officer.

P/2020/0282 – 8 Drws y Coed, side extension  
 RESOLVED – No comment

P/2020/0306– 38 to 41 High St, conversion of first and second floors into 23 apartments and Listed Building Consent for same.

RESOLVED – To strongly object on the grounds of over-intensive development:

- A quality development is required here with less units 10 or 12 maximum.
- The proposed bin storage and emptying is inadequate with only 3 bins for 23 apartments. The bins are to be emptied twice a week and will be wheeled out onto High St to await collection. This would be unsightly and could cause problems for pedestrians if they are left out for a period of time. The bin storage area is located adjacent to another commercial pub/ restaurant and could cause issues with smells from the refuse. It could also be a fire risk.
- Drainage could be a real problem as the system in place along High Street is very old and may not be able to cope with the extra demand from 23 apartments along with all the other developments on High St.
- There is no parking provision and no external amenity space.

(Cllr Alex Jones declared a personal non-prejudicial interest in this application)

P/2020/0307 – 38 to 41 High St, Listed Building Consent for conversion works to first and second floors

RESOLVED – Subject to the use of suitable materials only.

(Cllr Alex Jones declared a personal non-prejudicial interest in this application)

### 389 DECISION NOTICES

None received.

There being no further business the meeting closed at 7.35 pm.

