



Canolfan Adnoddau Tŷ Luke O'Connor
21 Llys Barter
Hightown
Wrexham
LL13 8QT

Luke O'Connor House Resource Centre
21 Barter Court
Hightown
Wrexham
LL13 8QT

Tel: 01978 291562
email: clerk@offacommunitycouncil.gov.uk

December 22 2023

Dear Councillor,

**Members of the Council you are hereby summoned to attend the
Planning Committee Meeting of Offa Community Council
On Monday 4th January 2024 following Full Council
Held at Luke O Connor House Resource Centre and remotely by Zoom.**

Katie Lee Jeffreys, Locum CLERK/RFO

AGENDA

1. To note and accept apologies for absence.
2. To note and accept Declarations of Interest.
3. To approve and sign the Minutes of the Planning Committee meetings and Reports of Informal Planning meetings held between October and this meeting as detailed below:

5th October 2023 - Minutes of Planning Committee - amended version

12th October 2023 - Minutes of Extraordinary General Meeting - Lower Berse Farm application

19th October 2023 - To note that the meeting was cancelled

2nd November 2023 - Report of Informal Meeting - amended version

16th November 2023 - Meeting cancelled. Consultation carried out by e-mail by the Chair - To note and approve the letter sent to Planning by the Chair following this consultation.

7th and 18th December - To note that these meetings were cancelled.

To consider the comments submitted by the Vice Chair in his own name on the four applications that would have been considered at the meeting on the 7th December.

In addition:

7th and 21st. September - The minutes of these two meetings were noted at the Council Meeting on 5th October, but they were not included on the Planning Committee's agenda which followed it on the 5th October, so still need to be signed off by Planning Committee.

4. To receive any Planning Correspondence.
5. To discuss current planning applications - for further information on applications to be considered please contact the Clerk prior to meeting (Please note all planning applications are now available to view on the WCBC web site):.
6. To note decision notices issued by the Planning Department

This meeting will be held in accordance with the Council's Standing Orders, Member's Code of Conduct and the Nolan Principles - Selflessness, Integrity, Objectivity, Accountability, Openness, Honesty and Leadership.



MINUTES OF THE PLANNING COMMITTEE MEETING HELD 5th OCTOBER 2023

MEMBERS

Councillors:

Keith Williams (Chairman),	R. Alun Jenkins (Vice Chair),	Christine Griffith,
Linda Subacchi,	John Williams,	David Jones*,
Angela Jones*,	Kenneth Palmer*,	John Ramm,
Andrew Ranger,	Sarah Roberts,	Jim Steel,
Graham Rogers,	Steven Vale*,	Alex Jones,
Barbara Lloyd,	Philip Wynn,	Graham Wynn,

*Absent

(It is noted that Councillor Graham Rogers declares a standing interest in all planning matters, being a member of the WCBC Planning Committee)

Also in attendance:

Rebecca Ap Gwyn – Clerk/RFO

184 To accept apologies of absence through the Clerk.

Apologies for absence were received from Councillors Kenneth Palmer, Steven Vale and Angela Jones.

185 To make Declarations of interest.

Graham Rogers declared an interest as an elected member of Wrexham County Borough Council Planning Committee.

186 To receive any Planning Correspondence through the Clerk.

None received.

187 To discuss planning applications received.

Alex Jones advised Council that Wrexham County Borough Council had proposed a full pedestrianisation of Hope Street to Church Street according to Wrexham.com, apparently this was not going to be a consultation merely an engagement.

Action: Clerk to email Planning for information.

P/2023/0570 – Hair Matters, 5 Church Street, Wrexham, LL13 8LS - Change of use from A1 to A3 to provide extension to Restaurant.

Council had no objection to this application but requested a condition be included that the bins were only put out on bin collection day and there should be a requirement for provision of secure off street general and recyclable waste storage.

P/2023/0572 – 33 High Street, Wrexham, LL13 8LD - Conversion of upper floors to 3 AIRBNB apartments

Council had no objection to this application but were concerned that there should be a condition requiring secure off street general and recyclable waste storage.

P/2023/0588 – 1 Wisteria Court, Wrexham, LL11 2AJ 0 - Discharge of Condition 4 (landscaping) of P/2022/0854

Council had no objection to this application.

P/2023/0625 – Priory Café, 8 Priory Street, Wrexham, LL11 1SU - Change of use from B1 (Office) to C3 (dwelling) to create 18 dwellings including vertical extension of 2 new storeys and alterations to existing elevations.

Council **Objects** to this application on the following grounds:

- The height of the building in comparison to surrounding buildings such as TSB
- Concerns over noise and proximity to the Rocking Chair
- Requirement for secure off-street storage for waste and recycling bins
- The building is 5 storeys high with no lift.

P/2023/0633 – 11 Hope Street, Wrexham, LL13 1BG - Installation of 2 extractor units and 2 air conditioning condenser units

Council had no objection to this application.

P/2023/0639 – 1-31 Thomas Court and 25-28 Monger Road, Wrexham - Installation of external cladding and air source heat pumps

Council had no objection to this application.

We also **noted** application 0575, 10 The Ithens - Lawful Development application

188 To note decision notices sent by the Clerk prior to the meeting.

Linda Subacchi requested that an extraordinary meeting be called to discuss minute 52.

Council discussed what was needed and it was decided to arrange a meeting for Wednesday 11th and Thursday 12th to discuss Parciau and the Berse Farm planning application.

Action: Clerk to send out Agendas

Graham Rogers updated Council that the petition regarding parking outside St Christophers was going to be presented to full Council in December.

Meeting closed: 10.00

MINUTES OF THE PLANNING COMMITTEE MEETING HELD 12th October 2023

MEMBERS

Councillors:

Linda Subacchi,	Barbara Lloyd*,	Christine Griffith,
R Alun Jenkins,	John Williams,	David Jones*,
Angela Jones,	Kenneth Palmer,	John Ramm*,
Andrew Ranger,	Sarah Roberts,	Jim Steel*,
Graham Rogers,	Steven Vale*,	Alex Jones,
Keith Williams,	Philip Wynn,	Graham Wynn,

*Absent

Also in attendance:

Due to the Clerks absence Councillor Linda Subacchi took the minutes of the meeting.

194 To accept apologies of absence through the Clerk.

Councillor Barbara Lloyd and The Clerk sent their apologies.

195 To make Declarations of interest.

Graham Rogers declared an interest as an elected member of Wrexham County Borough Council Planning Committee.

196 To discuss the planning application P/2023/0593 Outline Consent to build 1520 houses on Land at for Lower Berse Farm and to agree Council response.

The committee considered Planning Application P/2023/0593 and agreed to **object** to this planning proposal on the following grounds:

1. Traffic Impact

1.1 The Local Development Plan (LDP) was based on an assumption that the Welsh Government proposals for the Wrexham Gateway, including substantial re-modelling of Junction 4 of the A483 with the A525 (Ruthin Road) to relieve current congestion and create capacity for additional traffic generated by new development. These improvements have been shelved, and no alternative has yet been proposed. This proposed development will do nothing to resolve the current problems, and can only make them worse. Without improvement to Junction 4, Planning Permission should be refused.

1.2 The proposed minor changes to the existing layout of Ruthin Road to accommodate access to the application site will do nothing to improve the situation. The main proposed change seems to consist of a filter lane for traffic turning right off Ruthin Road into the site at the new western entrance. This has the potential to make the twice-daily peak traffic tailbacks (in both directions) on Ruthin Road worse, as the traffic waiting to enter the site is blocked by traffic heading west towards the A483 and beyond, thus creating a new tailback obstructing traffic heading east from the A483 and beyond from travelling into the city.

1.3 Because the site straddles two Middle Super Output Areas (MSOAs), 011 and 014, in the submitted Transport Assessment Report, the author has taken (p.9 para 2.11) the average of the

two areas (65%) for the forecast of Single Occupancy car journeys to work (55% for O11 and 75% for O14). Elsewhere, the report states (p46, para 7.5): *“Trips to and from the site have been distributed using a travel to work model based upon 2011 Census data for the Wrexham O11 MSOA”*. Whatever the basis of these projections, the proposed development would be a new estate, outside the town centre, with most employment requiring some commuting, with an expected fairly high proportion of larger houses. It beggars belief that the incidence of car ownership amongst what we can expect to be a relatively prosperous group of residents - and therefore the number of journeys to and from work and elsewhere - will be four percentage points lower than the average for the county borough (69%). The higher figure from MSOA 014 would seem to be more realistic, although still much lower than the highest MSOA figure for Wrexham. Also, these figures are based on 2011 census figures, although 2021 census data is now available.

1.4 The application proposes two access points between the development site and Bersham Road, a narrow country lane. To the left, the lane leads directly onto a residential street, part of a network of Edwardian terraced houses, with little or no off-road parking spaces. It is not capable of bearing any extra traffic, let alone the significant amount which could be expected from this development. To the right, it leads through the Conservation Area of Bersham village, which has several traffic calming one-way stretches, and goes over a Grade II listed bridge which is only 5.4 metres wide (with no footways), which is thus below the acceptable width for two-way traffic, over the Clywedog. There should be no vehicle access between Bersham Road and this site.

1.5 There has been a generally acknowledged increase in on-line shopping in recent times. This has resulted in a big increase in home deliveries by van. From even casual observation, it is obvious that a typical residential street has many deliveries a day – often more than one visit by the same carrier. There appears to have been no account taken of this extra traffic, nor of HGV traffic at all.

1.6 A traffic survey organised by Councillor Phil Wynn, aided by volunteer residents, has shown considerable variance from the figures in the survey quoted in the applicant’s traffic report. The latter survey appears to have been conducted on a single day (10th November 2022). Such a brief snapshot is inadequate on which to base such a major project. The council notes that The Welsh Government Department for Economy and Infrastructure, as Highways Authority for the A483, has listed a catalogue of deficiencies in the methodology of the Transport Assessment and have directed that *“planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.”*

2. Drainage/ Flooding

2.1 Parts of the site are prone to flooding, and to prevent floodwater flowing onto Ruthin Road it has been necessary to use part of the field next to Ruthin Road to store water from extreme rainfall, from where it drains northwards through a culvert under the road. Due to inadequate design, this frequently results in flooding on the Pentre Bach estate (also a Redrow development). From there it drains northwards to the Gwenfro, where it flows through the grounds (and under the main corridor) of the Maelor Hospital, onwards to Watery Road and,

mostly in culverts and partly underground, via Island Green, Brook Street, alongside St Giles Way, out across the Dunks and Caia Park to Abenbury where it joins the Clywedog. Much of this stretch of river is already a flood risk area, and pouring more water into it from this site is not acceptable.

2.2 The rest of the site contains many springs, due to the high water table. This frequently results in flooding to the south of the proposed development site following heavy rain. The Flood Consequence Assessment concentrates on flooding within the site, but makes little reference to flooding off site. In fact, neighbouring properties to the east and south of the proposed development site, are subject to frequent flooding, mainly from water falling as rain on the site. The proposal is to use soakaways where possible (some of the site is clay and unsuitable for soakaways) and attenuation ponds, which will slow the rate at which water drains into the Clywedog, but the same amount of water will eventually reach both rivers. As farmland is replaced by hard surfaces, a smaller surface area of the ground will be available to soak up water, and there will be less vegetation to transpire water into the atmosphere, thus leaving more to drain into the rivers. The problem with attenuation ponds is that if there has been a prolonged period of wet weather, they will already be full of water when they are needed to hold more, as will the rivers. Recent experience has shown that prolonged periods of wet weather are becoming more likely. The council is not convinced that sufficient allowance has been made for climate change.

3. SEWAGE DISPOSAL

3.1 “Option 1”, for 1430 homes, with an on-site waste water treatment plant to be run by Severn Trent Connect, relies on a relatively untried system (only one such system exists, apparently, and images provided with the application are CGI generated pictures of a *proposed* plant). Offa Community Council has little confidence in Severn Trent as a responsible operator of sewage treatment plants – in 2021 they were third in the league of water companies in the number of raw sewage spills into English Rivers – a total of 59,684.

3.2 The proposed siting of the treatment plant has obviously been chosen to maximise the advantage of gravitational drainage. However, it has the effect of placing this proposed plant at the nearest point to existing housing to the east and south of the development site. Apart from also putting it in the area with most recent experience of flooding, any noxious smells or other nuisance from the plant will affect these properties. It would also be right next to the proposed site for the primary school, which is hardly ideal.

3.3 The proposal to put treated wastewater into the Clywedog is unacceptable. The river is used recreationally at various places below the projected outfall, and any residual waste in the treated water would be a hazard, particularly when the weather is fine (with more families visiting the river) and flows are lower than normal. The council notes that WCBC Flood and Water Management Team have registered an objection in the following terms: *“The Flood and Water Management Team strongly objects to the proposed inclusion of a wastewater treatment works in this location. Whilst the team are not the responsible risk management for sewerage flooding or the main river, we would be greatly concerned about the consequences of its failure on the health of the ecosystem of the River Clywedog”*. Offa Community Council agrees.

3.4 The applicant has acknowledged that their preferred “Option 2”, for the full 1520 homes, with connection via the sewer system to Five Fords, will generate a residual Total Phosphorus Load of 78.66 kg/year. This they propose to “mitigate” either by using the “headroom” of the Five Fords upgrade, if it is available, and if Natural Resources Wales agrees, or by purchasing “*phosphorus credits from a phosphorus mitigation scheme in the Dee catchment, once such a scheme become available prior to determination of the planning application.*” From this the council deduces that no such schemes exist at present, and planning consent should be refused.

4. Effect on Public Services

4.1 The proposals suggest that the Lower Berse Farm buildings in the North-West of the site would serve as a community hub. However, their concept of such a hub seems to be confined mainly to using the listed farmhouse as a pub or restaurant and the outbuildings as shops and possibly a nursery. Should the project go ahead, there would be a real need for a proper community centre, accessible for a variety of community activities (youth club, old people’s club, arts groups, music, etc.), although a more central location (possibly next to the proposed school) would be preferable.

4.2 Residents already experience difficulties in registering with GPs, dentists, and accessing other health and care services. A community of the size proposed justifies a health centre, and provision for such a centre should be included at a centrally accessible location to enable discussions with the Betsy Cadwallader University Health Board to take place.

4.3 The council notes that the plans include land set aside for a primary school, subject to a provision that the land would be available for redevelopment after 10 years if a school has not by then been built. Given that the time-scale for this development is projected to be up to 20 years (or more), and given the time-scale for building a new school, this is likely to face a similar fate to the promises made by the same applicant when building Pentre Bach estate that a new primary school would be built. No such school has appeared, nor likely will. The 10 year cut-off should not be accepted. Either the commitment should be open-ended, or the land should be transferred to the Education Authority from the outset.

4.3 The applicant has argued that no contribution towards secondary schooling is required as there are sufficient surplus spaces in nearby existing secondary schools, i.e. those within walking distance. This has been done by drawing a circle of 3 miles radius around the site, and thus includes schools such as Ysgol Bryn Alyn in Gwersyllt and Ysgol y Grango in Rhosllanerchrugog as being within walking distance, despite there being no safe walking routes between the development site and these schools. The argument also ignores the home location of existing pupils relative to the “surplus” places, and the cost to the Education Authority of bussing pupils to school to maximise occupancy of school places. If permission were to be granted, a contribution towards the increased cost of secondary education should be mandated.

5. Environmental Issues and Heritage

5.1 The declared aim in the Design and Access Statement to “*Develop an east-west green corridor through the application site along the PRow bridleway with buffers to development and as a wildlife corridor.*” We applaud this ambition, but reject the proposal to cut up this very same Grassy Lane bridleway into three pieces, by putting two 12.75 metre-wide roadways (6.75m

carriageway + 2x 3m footway/cyclepaths) through it. Regular users of Grassy Lane will testify to its current importance as a wildlife corridor, which will be destroyed as such by these two barriers. There should be no roadways crossing the Grassy Lane bridleway (see also para 1.4 above re: exits onto Bersham Road).

5.2 The Design and Access Statement also refers to the retention of *“an area of strategic open space to the south of the application site to act as a Green Wedge between Wrexham and Bersham.”* The reduction of the existing Green Wedge to the proposed tiny sliver is unacceptable. The vestige of green open space which would be left would be wholly inadequate to protect the integrity of Bersham Conservation Area. No development should be permitted south of the Grassy Lane bridleway. (See also paras 1.4 and 5.1)

5.3 The Design and Access Statement includes the admirable aim to: *“Retain existing landscape features comprising hedgerows, trees and woodland including important hedgerows, veteran trees, and ancient woodland and use to create a strong landscape framework”*. The Arboricultural Impact statement has identified over 100 trees in Categories A and B, but has made no attempt to identify which (if any) are subject to Tree Preservation Orders or are in a conservation area. Before any planning permission is granted, a thorough survey of all trees, woods and hedgerows on the site should be conducted and suitable protection orders should be put into place wherever appropriate. Any subsequent detailed plans for dividing the site into development parcels, and for development within each parcel of land should be conditional upon a requirement to protect the existing trees and hedgerows, rather than prioritising the desired positioning of buildings, roads etc.

5.4 The Design and Access Statement quotes the National Playing Field recommendations and Council standards for open space. The applicant proposes provision of: *“Suitable equipped play provision comprising 5 Local Areas For Play (LAPs), 3 Locally Equipped Areas for Play (LEAPs), a Multi Use Games Area (MUGA) and a Neighbourhood Equipped Area for Play (NEAP)”*. The LAPs and LEAPs should be distributed around the various development parcels, aimed at reducing walking distance to a nearby play area. Open space for informal play and other recreation should also be provided. The Green Wedge (large or small), which is described as being *“to the south of the development area”* (i.e. not part of it), woodland and waterside areas should not be counted as open space for this purpose.

6. Housing

6.1 The proposal is: *“It is envisaged that the proposed residential development will consist predominantly of market family housing with 15% affordable provision. Housing mix will be determined by market conditions at the time and include a range of 1-3 bed affordable homes and 3-4 bed private homes.”* During the pre-application consultation there was some talk of including a proportion of social housing, to be achieved by selling some of the land to a registered social landlord, but this suggestion seems to have disappeared. Offa Community Council objects to the current proposals as they do not meet the need for social housing in Wrexham. The figure of 15% affordable housing is stated in the lapsed LDP to be the *starting* point for negotiation on this site, not the end point. The council believes there should be at least 70% social housing with 30% intermediate housing, in line with the need as stated in the Local Housing Market Assessment of 2015, as updated in 2017. The need for social housing has not decreased since then.

6.2 Although the layout of the individual development parcels would be a matter for detailed applications, should outline permission be given, the council is concerned about the proposed distribution of house type. Different house types should, wherever possible, be mixed, so as to avoid ghettoization over time, which would inhibit the building of a strong community. The council is also concerned that, notwithstanding measures to discourage excessive car use, it will remain important to make sufficient provision for off-street parking for cars and work-related vehicles to avoid the increasingly common sight, even in recently built estates, of pavements blocked by parked vehicles.

6.3 There is little mention of the standard of housing in the proposal, beyond platitudes of “quality”. It should be obvious that any building project, including houses, from now onwards, must aim for carbon neutrality, both in construction and running, especially a development expected to run over various carbon-neutral target dates. Where is there any mention of insulation, solar panels, maybe even a wind-powered generator or two on this very large site?

6.4 Roof pitches and ridge lines should be aligned to facilitate the optimal placing of solar panels, which should be mandatory. The council notes the recent announcement by the Welsh Government of future legislation in this area.

7. Loss of Agricultural Land

7.1 81% of this site (61.6 hectares) is graded “Best and Most Versatile” agricultural land. In response to the LDP, the council notes that the Welsh Government’s Department for Climate Change has entered a “conditional objection” to the proposal. This loss of productive farmland is further reason to refuse planning consent.

8. Conclusion

8.1 Offa Community Council objects to this planning application for all the reasons given above, and believes that the application should be refused.

8.2 Should outline consent nevertheless be granted, then the detailed applications which follow should be subject to tight conditions so as to avoid, as far as possible, the worst features of the application.

Alun thanked and congratulated Keith for all his hard work putting draft document together. All councillors agreed.

It was agreed we should send in a letter asking the council to look at a tree preservation and hedgerow survey within the site.

The meeting closed at 20.45.



REPORT OF THE PLANNING COMMITTEE MEETING HELD 2nd NOVEMBER 2023
This was an INFORMAL MEETING as an official notice and agenda had not been issued for the
Planning Committee on 2nd November 2023

MEMBERS

Councillors:

Keith Williams (Chairman),	R. Alun Jenkins (Vice Chair),	Christine Griffith,
Linda Subacchi,	John Williams,	David Jones,
Angela Jones,	Kenneth Palmer*,	John Ramm,
Andrew Ranger,	Sarah Roberts,	Jim Steel,
Graham Rogers*,	Steven Vale,	Alex Jones*,
Barbara Lloyd,	Philip Wynn,	Graham Wynn*,

*Absent

(It is noted that Councillor Graham Rogers declares a standing interest in all planning matters, being a member of the WCBC Planning Committee)

Also in attendance:

Rebecca Ap Gwyn – Clerk/RFO

166 To accept apologies of absence through the Clerk.

Apologies for absence were received from Councillors Kenneth Palmer, Alex Jones, Graham Rogers, Graham Wynn & Steven Vale

185 To make Declarations of interest.

Graham Rogers declared an interest as an elected member of Wrexham County Borough Council Planning Committee.

186 To receive any Planning Correspondence through the Clerk.

None received.

187 To discuss planning applications received.

P/2023/0712 - Unit G, Yale Business Village, Ellice Way, Wrexham Technology Park, Wrexham, LL13 7YL - Discharge of condition 7 (Safety Barriers) of P/2023/0094

Council felt that this was a matter for the Planning Officer and had no comment.

P/2023/0693 – Land Northeast of Primark, Regent Street, Wrexham, LL11 1RY - Erection of 55 inch double sided digital poster

Alun Jenkins raised concerns that it was unnecessary street clutter, and could be a distraction to motorists. After a brief discussion it was agreed that although Council had no objection to the application it was subject to the Planning department ensuring that it was not a distraction to motorists. (e.g. no scrolling between images, adequate dwell time for images, no flashing images, etc.)

2023/0644 - Wm Morrison Supermarket Ltd, Ruthin Road, Wrexham, LL13 7TU - Advertisement Consent for 4 non-illuminated signs

Council had no objection to this planning application.

2023/0645 - Wm Morrison Supermarket Ltd, Ruthin Road, Wrexham, LL13 7TU - Erection of “we buy any car” pod within Car Park

Council had no objection to this planning application.

(Application 2023/0633 – 11 Hope Street, Wrexham, LL11 1BG - Installation of 2 extractor units and 2 air conditioning condenser units

Council had no objection to this planning application.

was dealt with at the 5th October meeting, so needs to be removed from the draft minutes. We dealt with the following application at this meeting:

2023/0634 – 11 Hope Street, Wrexham, LL11 1BG - Advertisement Consent for 1 sign and 1 projecting sign

Council had no objection to this planning application.

Meeting closed: 10.00



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LL13 8QT
21st November 2023

Head of Community Wellbeing and Development
16 Lord Street
Wrexham
LL11 1LG

Dear Sir

COMMENTS ON RECENT PLANNING APPLICATIONS

Offa Community Council wishes to make the following comments:

P/2023/0721 Unit 7 Central Retail Park: Refurbishment/changes to shop front and associated works.

The Council has no objections to this application.

P/2023/0722 Unit 7 Central Retail Park: Advertisement consent for 1 totem sign (illuminated)

The Council has no objection to this application, subject to the condition proposed by Highways that any illumination should not dazzle or distract drivers.

P/2023/0723 Unit 7 Central Retail Park: advertisement consent for 7 signs (non-illuminated)

The Council has no objection to this application.

P/2023/0725 Unit 7 Central Retail Park: Advertisement consent for 4 fascia signs (illuminated)

The Council has no objection to this application, subject to the condition proposed by Highways that any illumination should not dazzle or distract drivers.

P/2023/0744 Derwen Lodge, 43 Ruabon Road: Installation of replacement windows to front elevation.

The council notes that the application form describes the application as being for “Replacement windows to the front – 2 bays on ground level like for like and 3 windows upstairs changed to sash”, but elsewhere the documentation refers to all windows being like for like, with no mention or drawings of sash windows. The council has no objection to all like for like replacements, subject to the approval of the Conservation Officer as to materials and design.

P/2023/0750 7 Carlton Villas, Sontley Road: Notice of work to trees in a conservation area.

The council is concerned about the overall effect of these proposed works on the appearance of this prominent corner site in the Fairy Road Conservation Area. In particular, the proposal to raise the crown of the very significant tulip tree to 6 metres from ground level would leave it with a very high stretch of bare trunk, which would look incongruous in its setting and the council would oppose such work. As a group, all the trees and shrubs along the frontages with Sontley Road and Trevor Street make a great contribution to the Character and Appearance of the area. The council urges the County Borough to give serious consideration to protecting at least some of these trees with a Tree Preservation Order and to restrict any work to necessary maintenance, under the oversight of the Arboricultural Officer.

P/2023/0597 2 Oak Mews, Ruabon Road: Private Hire Communication Centre

The council notes that, although the applicant has answered “Yes” to the question “Is vehicle parking relevant to the proposal?”, despite the rubric there is no indication of how many vehicles would be involved, nor where it is proposed that they will park. The comments of the Chief Officer, Environment and Technical, appear to be based on some unpublished information and/or assumptions. The council supports those comments in relation to the nature of the bookings, i.e. almost all long-distance telephoned bookings. The council would object to any use of the Oak Mews premises as a pick-up or drop-off point for passengers. In view of the comments about visibility splays, the council considers that any permission should be temporary and subject to conditions restricting the use of the site to a single private hire vehicle, and not used as an “operational” taxi office.

Yours sincerely,

Keith Williams,
Chair, Offa Community Council Planning Committee

Please Note: I am signing this letter on behalf of Offa Community Council in the absence of the Clerk. My personal contact details are:

Address: 2, Jarman Avenue, Wrexham, LL13 7AT

Telephone: 01978 351141

e-mail: keith.williams-wxm@tiscali.co.uk

In my absence, the Vice Chair is Councillor Alun Jenkins, contactable via r.alunjenkins@btinternet.com



MINUTES OF THE PLANNING COMMITTEE MEETING HELD 7TH SEPTEMBER 2023

MEMBERS

Councillors:

Linda Subacchi (Chairman),
R Alun Jenkins,
Angela Jones,
Andrew Ranger,
Graham Rogers,
Keith Williams,

*Absent

Barbara Lloyd (Vice Chair)*,
John Williams,
Kenneth Palmer*,
Sarah Roberts,
Steven Vale,
Philip Wynn,

Christine Griffith,
David Jones,
John Ramm,
Jim Steel,
Alex Jones,
Graham Wynn,

Also in attendance:

Rebecca Ap Gwyn – Clerk/RFO

Report of the Planning Committee due to be held on 7th September 2023 was deferred to 21st September 2023.

Council RESOLVED to continue the delegated powers to the Chair and Vice-Chair of the planning Committee until 21st September 2023.



MINUTES OF THE PLANNING COMMITTEE MEETING HELD 21ST SEPTEMBER 2023

MEMBERS

Councillors:

Keith Williams (Chairman),

Linda Subacchi*,

Angela Jones,

Andrew Ranger,

Graham Rogers,

Barbara Lloyd,

*Absent

Alun Jenkins (Vice Chair),

John Williams,

Kenneth Palmer*,

Sarah Roberts,

Steven Vale,

Philip Wynn,

Christine Griffith*,

David Jones,

John Ramm,

Jim Steel,

Alex Jones,

Graham Wynn*,

Also in attendance:

Rebecca Ap Gwyn – Clerk/RFO

157 To accept apologies of absence through the Clerk.

Apologies for absence were received from Councillors Linda Subacchi, Christine Griffiths, Graham Wynn and Kenn Palmer.

158 To make Declarations of Interest.

None

159 To receive the minutes of the Planning Committee held 20th July 2023.

The minutes of the Committee meeting held on 20th July 2023 were confirmed as a true and accurate record.

160 To note that the planning meeting due to be held 7th September 2023 was deferred.

It was noted by Council that it had been agreed to defer the meeting from 7th September was deferred.

161 To consider matters arising from the minutes received above not reported elsewhere. None

162 To receive any Planning Correspondence through the Clerk.

None received

163 To discuss the planning Applications received by the Council and dealt with during the Council Recess

P/2023/0336 – 4 Ffordd Glyn

In reference to the above application, the original objection related to the proposed bin store, this was removed from the proposed plans and the applicant removed the store – **objection withdrew P/2023/0376** – Travellers Rest, 26 Kingsmills Road, change of use to mixed A1 (retail) and A3 (hot food) uses (in retrospect).

RESOLVED – No objection, on the basis that there is no restaurant (if there is, then Council would like to see the revised plans before making comment). In the likelihood that there is no amendment to the plans, Council is concerned about the possible parking issues along Kingsmill’s road and would like this addressed. There is a large carpark to the rear of the property and Council request that a condition be applied for appropriate signage be installed to ensure customers and delivery drivers do not park along Kingsmills road. In addition, the traffic order for Kingsmills Road should ensure that no loading or unloading is allowed along the frontage of the property.

P/2023/0290 1 Penybryn: Variation of Condition 2 (Windows) (In Retrospect)

RESOLVED – To object on the following grounds: Having read the conservation Officers report (see below), Council agree that Planning permission should be refused and enforcement procedures carried out to ensure the restoration of the windows in line with the original agreed planning permission. The relevant condition in the Decision Notice of Planning Application ref. P/2019/0863 is: “2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SS/PD/04, SS/PD/05, SS/PD/06 and SS/PD/08, and as contained within the application documentation.”

Conservation Officer response “The Salisbury Park Conservation Area Assessment and Management Plan specifically refers to application building and describes in detail its ‘most attractive windows’.

“Proposals seek to regularise changes already made to the ground floor windows. The plans provided show that the lower halves of the attractive ground floor radial windows, below the transom, have been removed and crudely replaced with new ill-proportioned versions. These new windows have much thicker frames, mullions, beading, modern glazing and introduce trickle ventilation to two out three lights.

“Additionally, on the north (i.e. Chapel Street) elevation, one small window has been removed and the opening infilled. An adjacent window has also been replaced with a new ill proportioned two light sash window without glazing bars. Both these windows are at ground floor.

“These replacement windows do not adequately reflect or replicate the historic windows or window sections which have now been lost. Support would not have been given for the proposed changes had permission been sought prior to the works.”

P/2023/0438 - 34 Ffordd Ystrad: Works to Sycamore Tree protected by TPO.

RESOLVED: No objection, subject to the minimum necessary work being done to the trees in question, and subject to the direction of the Arboricultural Officer

P/2023/0489 14 High Ridge Drive, Bersham Road: Works to Oak Tree Protected by TPO.

RESOLVED: No objection, subject to the minimum necessary work being done to the trees in question, and subject to the direction of the Arboricultural Officer

P/2023/0491 Builder's Yard to Rear of 27, Poyser Street: Discharge of Conditions 4 (Contamination) and 2 (Materials).

RESOLVED: Condition 2 & 4 No comment as long as the installation is in keeping with surrounding buildings.

P/2023/0514 11 Hope Street: Change of Use from A1 (Shop) to Mixed A1 & A3 (Hot Food Service)

RESOLVED: No Objection. Council would like the following comments to be noted:

- Access to the yard is shared with number 10 and 12, therefore Council would like to see more detail in the application with regards to waste disposal and recycling, ensuring the yard is kept clear except for the adequate number of general waste and recycling bins that would be required for the properties.
- A licence from Highways is obtained for the outdoor seating area
- Council agree with the points raised by the conservation officer regarding signage, lighting and security shutters.

P/2023/0522 (Change of Use from A2 to A3) & **P/2023/0533** (Listed Building Consent) 33 High Street: Disabled Toilet, Demolition of Liftshaft and New Signage

RESOLVED: No objection. Council would like the following comments to be noted:

- Council would like to see a caveat added to ensure no bins are left on Temple Row or Church St, adding to the existing problem of bins being left for longer than strictly necessary for collection and emptying.

P/2023/0543 15A Salisbury Road Work to a Tree (in conservation area)

RESOLVED: No objection with regards to the large conifer, subject to the minimum necessary work being done to the trees in question, and subject to the direction of the Arboricultural Officer, however Council are concerned that there is no application form, no tree report, no reasons given for needing work done and no real description of what work will be undertaken.

Council object to works being completed on the small conifer unless it is deemed essential by the tree officers.

P/2023/0539 30 High Street, Listed Building Consent for Fascia Signage and Two Illuminated Signs

RESOLVED: To Object to this planning application of the following grounds:

- The signage should not be illuminated in any manner that it presents any disabling glare or dazzle to traffic using the adjacent highway.
- The signage should be externally illuminated.

P/2023/0587 70 Ruabon Road, Replace Front Door and Bay Window (in Conservation Area)

RESOLVED: The Council are concerned about the lack of information as to what the replacement material would be and therefore are unable to object or not. Therefore they wish to make the following comments:

- the replacement should be suitable, of the same design and material as the window which has now gone and, any replacement must satisfy the Conservation Officer.

Council RESOLVED that the decisions of the Planning Committee be accepted

164 To discuss planning applications received.

Councillor Alun Jenkins raised the issue of suitability of Vape shops in Wrexham, and wants to put in an objection to Vape shops in general to Public Protection, the Education department, the Planning department, the Chief Exec and local MP's. Councillors suggested this would be better placed as an agenda item for full Council.

Action: Clerk to add to October Full Council Agenda

P/2023/0550 - 1-18 Bell Court, 1-24 Davies Court, 1-18 Hackett Court, 1-10/24-41 Hill Court, 1-6/1318 Weale Court, Wrexham. Replacement of windows and sections or render.

RESOLVED: No objection.

P/2023/0581 - MB Fitness Unit 1, Felin Puleston, Wrexham. Change of use from D2 (Gym) to B1, B2 and B8 (Plumbers merchants)

RESOLVED: No objection.

P/2023/0593 - Land at Lower Berse Farm, Bersham, Wrexham. Outline application for erection of 1520 dwellings (appearance, landscaping, layout and scale reserved). Provision of land for Primary school and a waste water treatment plant.

RESOLVED: To defer to next Planning Committee meeting.

Action: Clerk to place holding objection

Councillor Phil Wynn gave an update – the Community Council have 21 days to respond. There will be a scrutiny meeting held 26th September at the Brickfield clubhouse from 7pm. Councillor Phil Wynn wants the traffic report that makes up part of the planning application to be repeated to address the change in speed limit from 30mph to 20mph. On Monday 25th September volunteers will be evaluating the traffic on Croesnewydd Road.

P/2023/0612 - Hightown Barracks conservation area, Corunna Court, Wrexham. Works to trees.

RESOLVED: No objection, subject to the minimum necessary work being done to the trees in question, and subject to the direction of the Arboricultural Officer.

165 **To receive any decision notices**

The Clerk sent the report to Councillors prior to the meeting.

Meeting Closed: 21.00pm